

## ORDINANCE NO. 14-5630

### **AN ORDINANCE OF THE COUNCIL OF THE CITY OF GRANTS PASS AMENDING THE COMPREHENSIVE PLAN, THE DEVELOPMENT CODE, THE COMPREHENSIVE PLAN MAP AND ZONING MAP, THE URBAN GROWTH BOUNDARY, AND ESTABLISHING URBAN RESERVE AREAS.**

#### **WHEREAS:**

1. By City Resolution 13-6075, dated May 15, 2013, the City Council provided direction for an updated population forecast, comprehensive plan amendments, and scope of work for the Grants Pass urban growth management planning work, including the use of an updated coordinated population forecast, planning for the 20-year urban growth boundary, and planning for an additional 10-year urban reserve area; and by County Resolution 2013-032, dated May 22, 2013, the Josephine County Board of Commissioners concurred with the direction provided by the Grants Pass City Council in Resolution 13-6075; and
2. By City Resolution 14-6198, dated May 21, 2014, the City Council provided direction regarding the draft urban growth management planning documents and actions, including draft plan amendments, draft code amendments, draft map amendments, and revised draft UGB and Urban Reserves; and by County Resolution 2014-021, dated May 28, 2014, the Josephine County Board of Commissioners concurred with the direction provided in Grants Pass City Council Resolution 14-6198 and resolved that Josephine County would work in cooperation with the City regarding the submittal of the proposed draft urban growth planning work products and notice to DLCD, subsequent public information meetings, and the hearing dates, logistics, and staff report for the public hearing process; and
3. The procedures for the City and County for the amendments are provided in State Law, the Grants Pass & Urbanizing Area Community Comprehensive Plan, the Grants Pass Development Code, and the 1998 Intergovernmental Agreement for the Orderly Management of the Grants Pass Urban Growth Boundary Area, and the applicable procedures have been followed; and
4. Applicable law provides that the Urban Growth Boundary is to be amended, and the Urban Reserve area boundary is to be established and amended, jointly by the City and County; and
5. Applicable law and intergovernmental agreements provide that the other amendments set forth in this Ordinance are to be amended by the City, and the County has automatic party status; and
6. Following due and proper notice, the Urban Area Planning Commission conducted a public hearing on October 8, 2014, regarding the proposed amendments; and
7. After due consideration of the proposed amendments, and testimony and evidence of those participating at the hearing, the Urban Area Planning Commission made recommendations to the Grants Pass City Council and



Josephine County Board of Commissioners, and recommended approval of the proposed amendments with revisions; and

8. Following due and proper notice, the City Council and Josephine County Board of Commissioners conducted a joint public hearing on November 12, 2014, regarding the proposed amendments, and gave due consideration to the proposed amendments, the record of the Planning Commission proceedings and recommendation, and testimony and evidence of those participating at the November 12, 2014, hearing;

**NOW, THEREFORE, THE CITY OF GRANTS PASS HEREBY ORDAINS:**

**Section 1. Comprehensive Plan Population Element:** Addendum 1 to the Population Element of the Comprehensive Plan, as set forth in ***Exhibit 1***, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, is hereby adopted and made part of the Population Element of the Comprehensive Plan.

**Section 2. Comprehensive Plan Housing Element:** Addendum 1 to the Housing Element of the Comprehensive Plan, as set forth in ***Exhibit 2***, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, is hereby adopted and made part of the Housing Element of the Comprehensive Plan.

**Section 3. Comprehensive Plan Economic Element:** Addendum 1 to the Economic Element of the Comprehensive Plan, as set forth in ***Exhibit 3***, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, is hereby adopted and made part of the Economic Element of the Comprehensive Plan.

**Section 4. Comprehensive Plan Urbanization Element:** Addendum 2 to the Urbanization Element of the Comprehensive Plan, as set forth in ***Exhibit 4***, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, is hereby adopted and made part of the Urbanization Element of the Comprehensive Plan.

**Section 5. Comprehensive Plan Element 13:** The amendments to Element 13 of the Comprehensive Plan, as set forth in ***Exhibit 5***, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, are hereby adopted and made part of the Comprehensive Plan.

**Section 6. Development Code Amendments:** Amendments to the Development Code, as set forth in ***Exhibit 6***, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, is hereby adopted and made part of the Comprehensive Plan.

**Section 7. Comprehensive Plan Map and Zoning Map Amendments (Within Current UGB):** Amendments to the Comprehensive Plan Map and Zoning Map, through the 'Zoning Transition Overlay District', as set forth in ***Exhibit 7***, which is attached to be incorporated in and made a part of this Ordinance as though it was set



forth in this section, are hereby adopted and made part of the Comprehensive Plan, Development Code, and Zoning Map.

**Section 8. Urban Growth Boundary Amendment:** An amendment to the Urban Growth Boundary, as set forth in **Exhibit 8**, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, is hereby adopted and made part of the Comprehensive Plan, Development Code, and Zoning Map.

**Section 9. Urban Reserve Boundary Designation:** Designation of an Urban Reserve Boundary, as set forth in **Exhibit 8**, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, is hereby adopted and made part of the Comprehensive Plan, Development Code, and Zoning Map.

**Section 10. Comprehensive Plan Map Amendments (UGB Expansion Areas):** Amendments to the Comprehensive Plan Map, as set forth in **Exhibit 9**, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, are hereby adopted and made part of the Comprehensive Plan.

**Section 11. Urban Reserve Land Use Allocations and Map:** The land use allocations and concept maps with the meaning specified in Addendum 2 to the Urbanization Element, as set forth in **Exhibit 10**, which is attached to be incorporated in and made a part of this Ordinance as though it was set forth in this section, are hereby adopted and made part of the Comprehensive Plan.

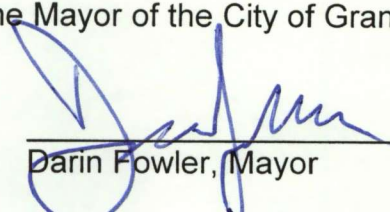
**Section 12. SEVERABILITY:** If one or more of the sections above, or portions thereof, is found to be invalid, it shall not have an effect upon the other sections.

**ADOPTED** by the Council of the City of Grants Pass, Oregon, in special session this 12<sup>th</sup> day of November, 2014, with the specific roll call vote:

**AYES: DeYoung, Goodwin, Hannum, Morgan, and Riker**

**NAYS: None ABSTAIN: None ABSENT: Gatlin, Webber and Williams**

**SUBMITTED** to and approved by the Mayor of the City of Grants Pass, Oregon, this 17 day of November, 2014.

  
Darin Fowler, Mayor

**ATTEST:**

  
Karen Frerk, City Recorder

Date submitted to Mayor: 11/17/14

Approved as to Form, Mark Bartholomew, City Attorney 



## **EXHIBIT 1**

### **Grants Pass and Urbanizing Area Community Comprehensive Plan Element 6. Population Element**

#### **Addendum 1: 2014 Update**

**Section 1. Background**

**Section 2. Summary of Methodology**

**2.1. County Total**

**2.2. Sub-County Allocations**

**2.3. Base Year Urban Area Population Estimate Methodology**

**2.4. Grants Pass Urban Area Forecast Methodology**

**2.5. Cave Junction Urban Area Forecast Methodology**

**Section 3. Oregon Office of Economic Analysis (OEA) 2010-2050 Forecast for Josephine County**

**Section 4. Josephine County Coordinated Forecast**

**Section 5. 'Daytime' Resident and Worker Population**



## EXHIBIT 1

### Josephine County Coordinated Population Forecast - 2014 Update

This addendum updates the Josephine County coordinated forecast and the urban area forecasts for the incorporated cities of Grants Pass and Cave Junction previously adopted in 2007 and 2008 (Josephine County Ordinance 2008-001, Grants Pass Ordinance 5432, Cave Junction Resolution 694). **The updated coordinated countywide forecast is provided in Table 4-1 in Section 4 of this report.**

#### **Section 1. Background**

On March 19, 2008, Josephine County adopted Ordinance 2008-001, which included a coordinated population forecast for Josephine County, including urban area forecasts for the cities of Grants Pass and Cave Junction. The ordinance included a 20-year forecast for 2007-2027 and a longer forecast through 2057. The cities of Grants Pass and Cave Junction adopted urban area forecasts consistent with the coordinated forecast. The City of Grants Pass adopted a population forecast by Ordinance 5432 in February 2008. The City of Cave Junction adopted a population forecast by Resolution 694 in February 2007.

The Oregon Office of Economic Analysis (OEA) issued new draft statewide and county forecasts in January 2013 and final statewide and county forecasts in March 2013. The OEA forecast starts with 2010 using Census data and forecasts future years through 2050.

In 2013 and 2014, Josephine County, the City of Grants Pass, and the City of Cave Junction discussed revisions to the forecasts adopted in 2008 and consulted with the Oregon Department of Land Conservation and Development (DLCD). Resolutions were adopted by the respective jurisdictions in support of a new coordinated forecast and the associated forecast methodology. (Josephine County Resolution 2013-032 in May 2013, Grants Pass Resolution 13-6075 in May 2013, Cave Junction Resolution 776 in August 2013).

#### **Section 2. Summary of Methodology**

**2.1. County Total.** The countywide forecast total is based on the OEA forecast for Josephine County. However, OEA began forecasting from 2010 Census year population data. The Josephine County coordinated forecast includes adjustments to the OEA forecast for the initial years. It substitutes population estimates produced by Portland State University for 2011 and 2012, replacing the OEA forecast data for those years. The growth rates from the OEA forecast are then applied starting with the updated 2012 population estimate to forecast the subsequent years. This doesn't significantly affect the forecast increment of new growth, but it better reflects the total county population (current population added to forecast new population).

**Table 2-1. Comparison of OEA Forecast and PSU Estimates  
Josephine County Population, 2010-2012**

Year	OEA Forecast	Subsequent PSU Estimate
2010	82,775 (Census)	82,775 (Census)
2011	83,276	82,820
2012	83,781	82,775



## EXHIBIT 1

**2.2. Sub-County Allocations.** The OEA forecast is for counties and the state total. It doesn't include forecasts for areas smaller than counties, such as cities or urban areas within urban growth boundaries. Therefore, it was necessary to develop forecasts for the sub-county areas.

**2.3. Base Year Urban Area Population Estimate Methodology.** The forecasts for the cities must be based on their urban areas, not their city limits. Both cities have decided to update the base year for the planning periods to 2013. For each city, the base year population was developed by using 2010 Census block data and aggregating the data correspond to the urban growth boundary. PSU population estimates for 2011 and 2012 were used to adjust the population from the 2010 Census totals.

**Table 2-2. Grants Pass City Limits and UGB Population, 2010-2012**

Year	City of Grants Pass (Census & PSU)	Unincorporated UGB Estimate	Total UGB Estimate
2010	34,533	3,395	37,928
2011	34,660	3,395	38,055
2012	34,740	3,395	38,135

**Table 2-3. Cave Junction City Limits and UGB Population, 2010-2012**

Year	City of Cave Junction (Census & PSU)	Unincorporated UGB Estimate	Total UGB Estimate
2010	1,885	314	2,199
2011	1,885	314	2,199
2012	1,890	314	2,204

Cave Junction determined it does not need to expand its urban growth boundary (UGB) to accommodate its 20-year forecast growth. Therefore, no further adjustments were needed to its base year population.

Grants Pass determined it needs to expand its urban growth boundary (UGB) to accommodate the 20-year forecast growth. Therefore, the existing population within the proposed UGB expansion areas was also added to the existing population within the current UGB so the base year UGB population will reflect the initial population within the expanded boundary. These are shown separately in Table 4-1. Grants Pass is also planning for an additional 10-year urban reserve (30-year total together with the UGB). The population of the proposed urban reserve area is also identified, shown separately in Table 4-1 and added to the other totals for the period from 2033-2043.

**2.4. Grants Pass Urban Area Forecast Methodology.** The updated forecast for Grants Pass is based on a 'share' methodology. The Grants Pass UGB population has historically comprised a growing share of the total county population, from 40% in 1990 to 42% in 2000 to 46% in 2010. This is shown in Table 2-4. The Urban Growth Boundary location has remained relatively constant during this period, so most of the population change for the UGB area is attributed to population growth rather than transfers of existing population from outside the boundary to inside the boundary. For the city limits, the change includes both new population growth and inclusion of existing population resulting from annexation. Some of the annexed population was also new population growth that occurred outside city limits during the analysis period.



## EXHIBIT 1

**Table 2-4. Grants Pass City Limits and Urban Area Share of County Population**

Area	1990	2000	2010
City of Grants Pass	17,488	23,003	34,533
Grants Pass Unincorporated UGB Estimate	7,581	9,082	3,395
Grants Pass Total UGB Estimate	25,069	32,085	37,928
Josephine County	62,649	75,726	82,713
Grants Pass City Limits Share of County	28%	30%	42%
Grants Pass Total UGB Share of County	40%	42%	46%

Share of population can only change when growth is occurring and/or when one area is declining relative to another area. Table 2-5 shows the Grants Pass urban area share of the *new* population in Josephine County from 1990-2010. For the 20-year period from 1990-2010, new population growth in the Grants Pass urban area represented 64% of the new population growth in Josephine County (12,859 of 20,064 additional people). This was approximately 54% of new county population for the 10-year period from 1990-2000 and approximately 84% for the 10-year period from 2000-2010. While population movement patterns within the county haven't been analyzed for this period, it is possible some of this change from 2000-2010 during the recession could also represent some movement from rural areas to the Grants Pass urban area, and/or more stable population growth in the Grants Pass urban area concurrent with some movement from the rural areas to locations outside the county.

**Table 2-5. Grants Pass Urban Area Share of New County Population (Share of Population Change)**

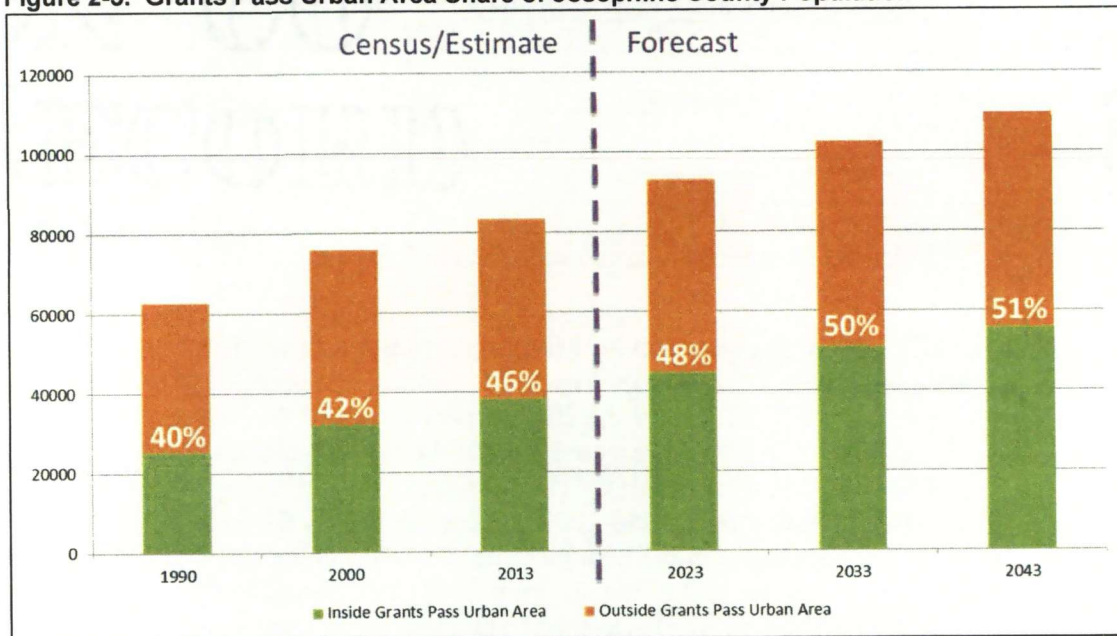
Area	10-Year Change 1990-2000	10-Year Change 2000-2010	20-Year Change 1990-2010
Grants Pass Total UGB Estimate	7,016	5,843	12,859
Josephine County	13,077	6,987	20,064
Grants Pass Total UGB Share of County Change	54%	84%	64%

The forecast continues the trend of the Grants Pass urban area increasing as a share of the county population similar to historic rates, with the urban area share growing from the 2013 base year share of 46% to a 50% share by 2033, an average increase in share of approximately 1% each five years. This also reflects a slower initial recovery from the recession. After 2033, as the overall county growth rate slows, the increase in share for the Grants Pass urban area also slows accordingly, growing to 51% share by 2043, a slower increase in share of 1% for the 10 year period from 2033 to 2043. See Figure 2-5. For the forecast periods, the Grants Pass urban area share of *new* growth represents 67% of new county population for the 20-year period from 2013-2033, 65% for the 10-year period from 2033-2043, and 66% for the 30-year period from 2013-2043. This is similar to the historic share of *new* county population for the 20-year period from 1990-2010 provided in Table 2-5.



## EXHIBIT 1

**Figure 2-5. Grants Pass Urban Area Share of Josephine County Population**



The existing population within the UGB expansion area and Urban Reserve area is then added; this only affects the calculations for total population, and not for the new increment of growth. The 'share' methodology is not based directly on a growth rate for the urban area, but it is indirectly based on a total county 'control' population and the county growth rate. However, equivalent Average Annual Growth Rates (AAGRs) can be calculated for specified periods using the forecast population figures.

The effective growth rates for the Grants Pass Urban Area are summarized below:

2013-2033 (20-year): +13,125 people (approximately 1.48% 20-year AAGR)

2033-2043 (10-year): +4,771 people (approximately 0.89% 10-year AAGR)

2013-2043 (30-year): +17,896 people (approximately 1.29% 30-year AAGR)

Once the UGB is expanded, the base year UGB population will initially increase due solely to the boundary change which will mean there are initially more people within the expanded UGB. The forecast additional population growth increment noted above is the same whether the subtraction occurs before or after the additional base year population is added. Those figures are broken out separately in the forecast in Table 4-1 to avoid any confusion.

**Additional Comparative Information.** The following information is not part of the Grants Pass forecast methodology, but it explains some key relationships and components of population.

**Proximity.** In addition to the population within the Grants Pass UGB, a significant percentage of the total Josephine County population lives near the Grants Pass urban area. Table 2-6 shows the percentage of Josephine County population in proximity to the Grants Pass UGB. In 2010, a majority of the Josephine County Population (54.8%) lived in or within about one mile of the Grants Pass UGB. Nearly 74% lived in or within about five miles of the UGB, and nearly 85% lived in or within about ten miles of the UGB.

# EXHIBIT 1

**Table 2-6. 2010 Josephine County Population in Proximity to Grants Pass UGB  
(Population of Census Blocks with Centroids within Specified Distance of Grants Pass UGB)**

Miles from GP UGB	Josephine County Population	Add'l Pop.	% of Jo County Population	Add'l %
in GP UGB	37,928	-	45.9%	-
1	45,355	7,427	54.8%	9.0%
2	50,601	5,246	61.2%	6.3%
3	54,709	4,108	66.1%	5.0%
4	58,835	4,126	71.1%	5.0%
5	60,858	2,023	73.6%	2.4%
6	64,308	3,450	77.7%	4.2%
7	66,195	1,887	80.0%	2.3%
8	67,930	1,735	82.1%	2.1%
9	68,752	822	83.1%	1.0%
10	69,984	1,232	84.6%	1.5%
11	70,552	568	85.3%	0.7%
12	71,447	895	86.4%	1.1%
13	72,519	1,072	87.7%	1.3%
14	73,512	993	88.9%	1.2%
15	74,094	582	89.6%	0.7%
16	74,728	634	90.3%	0.8%
17	75,121	393	90.8%	0.5%
18	75,278	157	91.0%	0.2%
19	75,510	232	91.3%	0.3%
20	76,212	702	92.1%	0.8%
21	77,922	1,710	94.2%	2.1%
22	79,322	1,400	95.9%	1.7%
23	79,853	531	96.5%	0.6%
24	80,347	494	97.1%	0.6%
25	81,339	992	98.3%	1.2%
26	81,526	187	98.6%	0.2%
27	81,572	46	98.6%	0.1%
28	82,139	567	99.3%	0.7%
29	82,437	298	99.7%	0.4%
30	82,549	112	99.8%	0.1%
31	82,639	90	99.9%	0.1%
32	82,685	46	100.0%	0.1%
33	82,713	28	100.0%	0.0%

Note: This only includes Josephine County population and doesn't include population in other counties within these distances



## EXHIBIT 1

**Age Distribution.** While the 2010 population data by age group is not provided for the UGB, Figure 2-1 provides a comparison of the 2010 population within the Grants Pass City limits (42% of the county population) and the rest of the county by 5-year age group. Figure 2-2 provides a similar comparison, but adds the population of the contiguous Redwood and Fruitdale Census Designated Places (CDPs) to the Grants Pass City limits data for Grants Pass and a mostly urbanized vicinity (44% of the county population) in comparison to the rest of the county by 5-year age group. Note: The area comprised in Figure 2-2 is not the same as the Urban Growth Boundary.

Population by age group is not proportionally distributed within the Grants Pass City limits and the rest of the county.

- More than half of the county population in nearly every 5-year age group ages 39 and below lives within Grants Pass or the contiguous Redwood and Fruitdale Census Designated Places (CDPs).
- More than half of the county population in every 5-year age group between ages 40-84 lives outside Grants Pass and the contiguous Redwood and Fruitdale Census Designated Places (CDPs).
- More than half of the county population age 85 and older lives within Grants Pass and the contiguous Redwood and Fruitdale Census Designated Places (CDPs).

Figures 2-3 and 2-4 show the 2010 Josephine County population by 5-year age and sex cohorts in separate population pyramids for the total county population, the population within the City of Grants Pass, and the population outside the City of Grants Pass.

## EXHIBIT 1

Figure 2-1. 2010 Josephine County Population by 5-Year Age Group, Inside/Outside Grants Pass City Limits

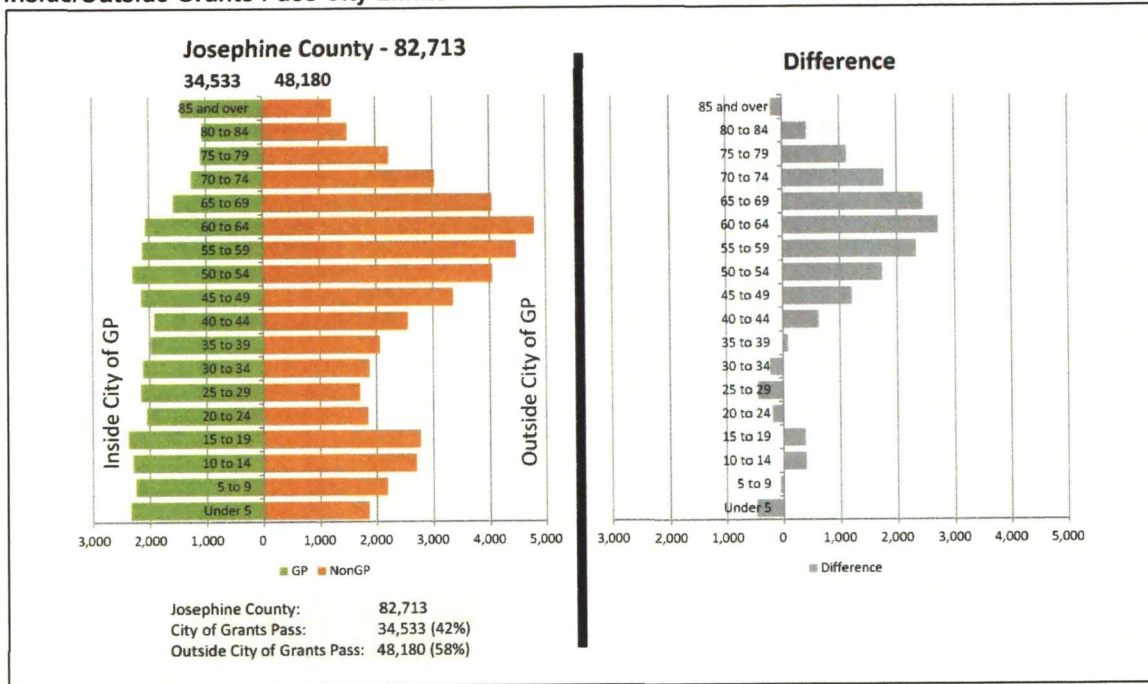
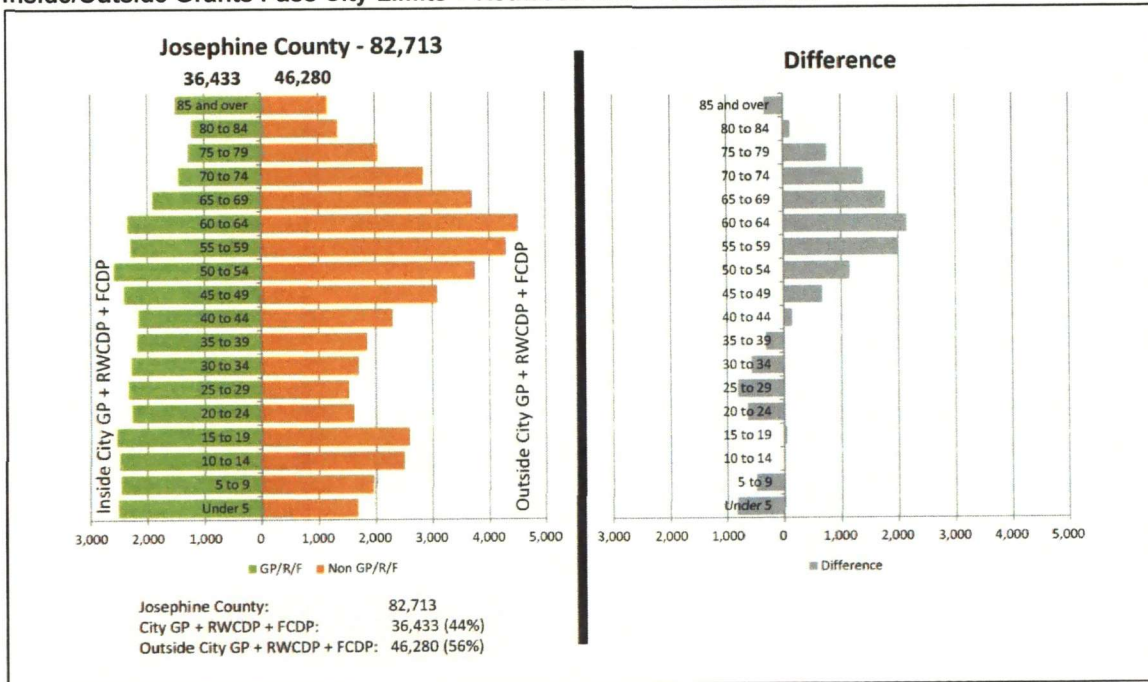


Figure 2-2. 2010 Josephine County Population by 5-Year Age Group, Inside/Outside Grants Pass City Limits + Redwood CDP + Fruitdale CDP





## EXHIBIT 1

Figure 2-3. 2010 Josephine County Population by 5-Year Age and Sex Cohorts (Percent): County Total, Population in City of Grants Pass, Population Outside City of Grants Pass

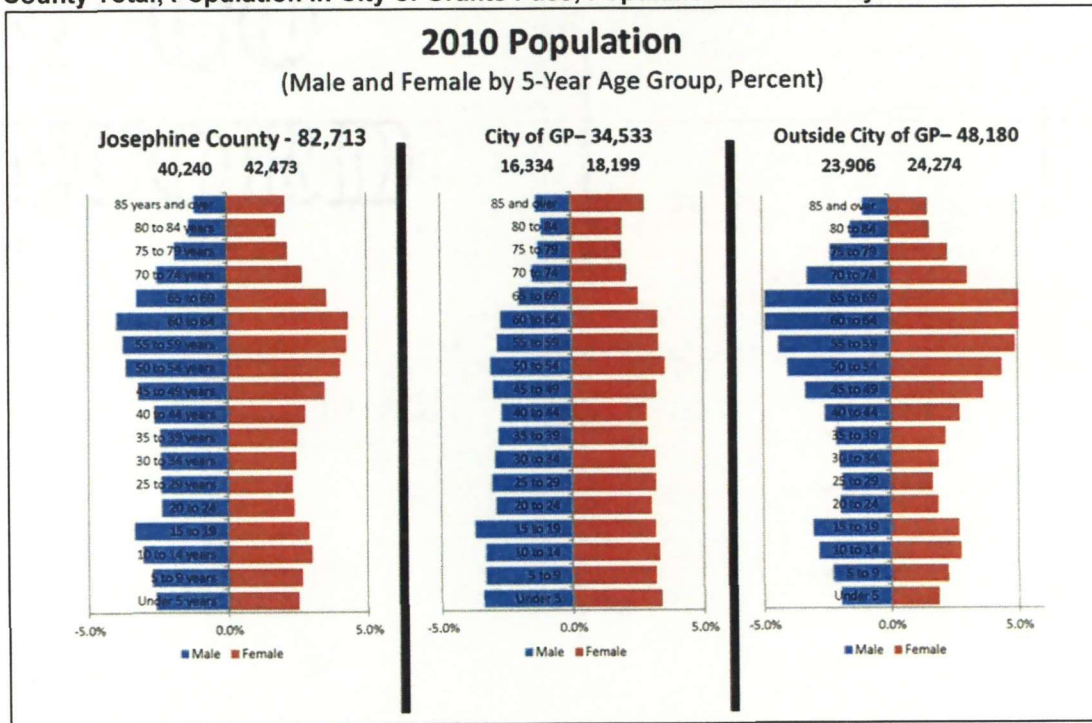
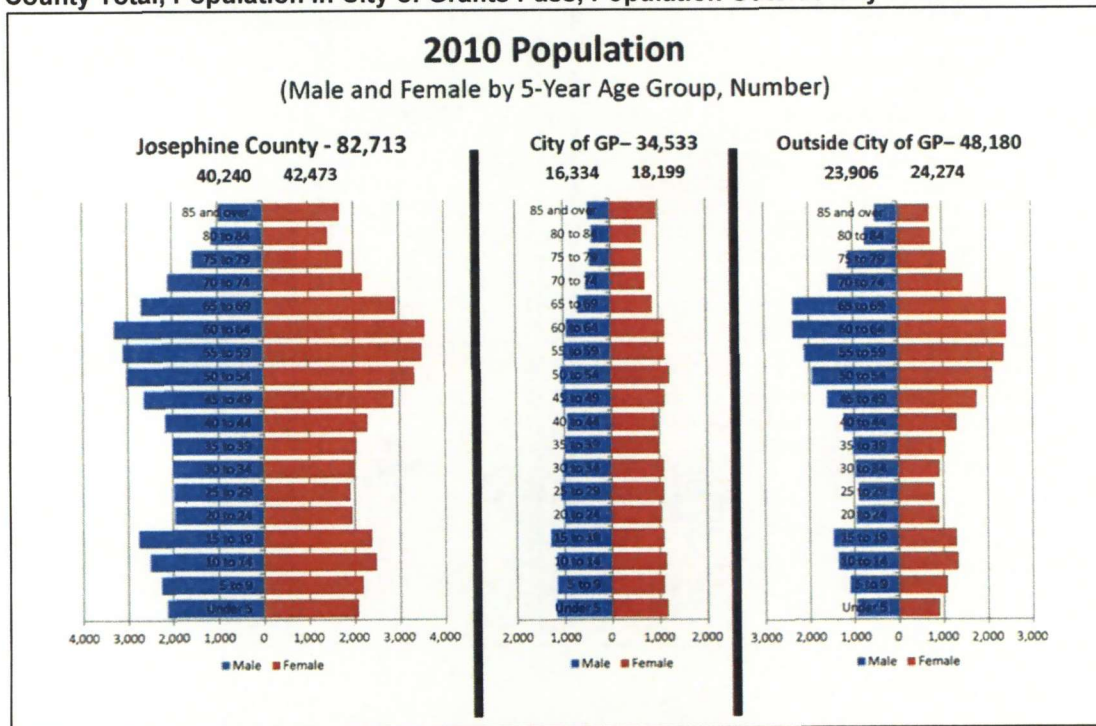


Figure 2-4. 2010 Josephine County Population by 5-Year Age and Sex Cohorts (Number): County Total, Population in City of Grants Pass, Population Outside City of Grants Pass



## EXHIBIT 1

**2.5. Cave Junction Urban Area Forecast Methodology.** The updated forecast for Cave Junction utilizes a growth rate methodology. The new forecast uses a slower growth rate than the original 2008 forecast.

The 2007 forecast for the Cave Junction urban area set a 2027 maximum population of 5,500 people. This meant growth of the UGB population from 2,241 people in 2007 to 5,500 people in 2027 at an Average Annual Growth Rate (AAGR) of 4.46%. Adjusting the base year to actual population estimates for 2012 and growing to 5,500 people by 2027 would have meant a growth rate of 6.29%. The previous forecast noted the historical growth rates for the city. It noted an AAGR of 4.1% from 1960-2006. It further noted a slower AAGR of 1.93% during the 1990s because of a building moratorium.

Cave Junction decided to adopt a new forecast and growth rate based on the actual 2012 population and a revised average growth rate that reflects the slower initial recovery. The Cave Junction urban area forecast has an Average Annual Growth Rate (AAGR) of 2.5% from 2013-2033 and 1.054% after 2033. The slower AAGR after 2033 corresponds to trends for slower growth reflected in the OEA forecast associated with the aging of the Baby Boom bubble. For the 2013-2033 planning period, the additional forecast population growth increment is an additional 1,443 people.

2013-2033 (20-year): +1,443 people (2.5% AAGR)

Cave Junction incorporated in 1948. Decennial Census data for the city for each decade since incorporation is provided in Table 2-6. For the UGB population, Census block data was readily available for 2000 and 2010 to estimate the Cave Junction Urban Area population for those years, and those estimates are provided in Table 2-6. The Cave Junction Urban Area population grew at 2.14% AAGR from 2000 to 2010.

With any small area forecast, there is potential for significant fluctuation in growth rate associated with increment of growth, because the new growth is compared to a small total population base. When considered only relative to one another as a percentage, small changes in population base or growth increment may appear to be more significant than they are if only the growth rates are considered without recognizing what these represent in actual population.

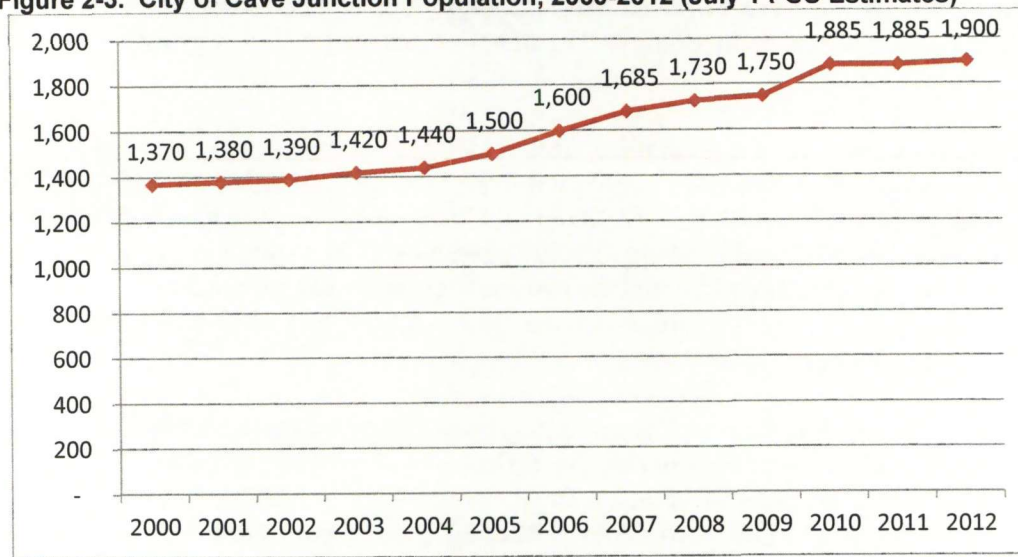
**Table 2-6. City of Cave Junction Population 1950-2010 and Estimated UGB Population 2000-2010**

Year	April 1 Census, City of Cave Junction	Unincorporated UGB Estimate, Cave Junction	Total UGB Estimate, Cave Junction
1950	283		
1960	248		
1970	415		
1980	1,023		
1990	1,126		
2000	1,363	417	1,780
2010	1,883	316	2,199



## EXHIBIT 1

**Figure 2-3. City of Cave Junction Population, 2000-2012 (July 1 PSU Estimates)**



### **Section 3. Oregon Office of Economic Analysis (OEA) 2010-2050 Forecast for Josephine County**

Table 3-1 provides the Office of Economic Analysis (OEA) 2010-2050 forecast for Josephine County, which was issued as part of the forecast for Oregon and its counties in March 2013. The table provides the population in 5-year increments and the components of change. The growth rate and population for each year is provided in Table 3-2. Figures 3-1 and 3-2 provide population pyramids showing the forecast population and population change by 5-year age cohort. Additional data and a summary of the methodology are available on OEA's website at <http://www.oregon.gov/DAS/OEA/Pages/demographic.aspx>

The continued aging of the population means deaths are forecast to continue to outpace births during this period (deaths began to outpace births in the mid-1990s), and net migration is forecast to continue to outpace this trend, resulting in net population growth.

**Table 3-1. Oregon Office of Economic Analysis (OEA) March 28, 2013 Final Population Forecast Josephine County, 2010-2050, with Components of Change**

Josephine Co. Population	1980	1985	1990	Estimate				FORECAST							
				1995	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045	2050
Population	58,982	60,666	62,985	71,313	75,897	79,134	82,775	85,313	90,776	96,468	101,596	105,829	109,526	112,906	116,217

Components of Change	1980-85	1985-90	Estimate				FORECAST							
			1990-95	1995-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2030-35	2035-40	2040-45	2045-50
Population Change	1,684	2,319	8,328	4,584	3,237	3,641	2,538	5,463	5,692	5,128	4,233	3,697	3,381	3,311
Annualized Growth Rate	0.56%	0.75%	2.48%	1.25%	0.84%	0.90%	0.60%	1.24%	1.22%	1.04%	0.82%	0.69%	0.61%	0.58%
Number of Births	4,158	3,990	3,984	3,978	3,857	4,238	4,039	4,352	4,592	4,659	4,702	4,714	4,789	4,848
Number of Deaths	3,107	3,626	4,109	4,739	5,100	5,429	5,605	5,973	6,556	7,295	8,209	8,747	9,130	9,252
Natural Increase (Births - Deaths)	1,051	364	-125	-762	-1,243	-1,191	-1,566	-1,621	-1,964	-2,636	-3,507	-4,033	-4,341	-4,404
Death/Birth Ratio	0.75	0.91	1.03	1.19	1.32	1.28	1.39	1.37	1.43	1.57	1.75	1.86	1.91	1.91
Net Migration	634	1,955	8,453	5,499	4,480	4,832	4,103	7,084	7,656	7,763	7,740	7,730	7,723	7,714

*(Calculations by City of Grants Pass in Italics)*

## EXHIBIT 1

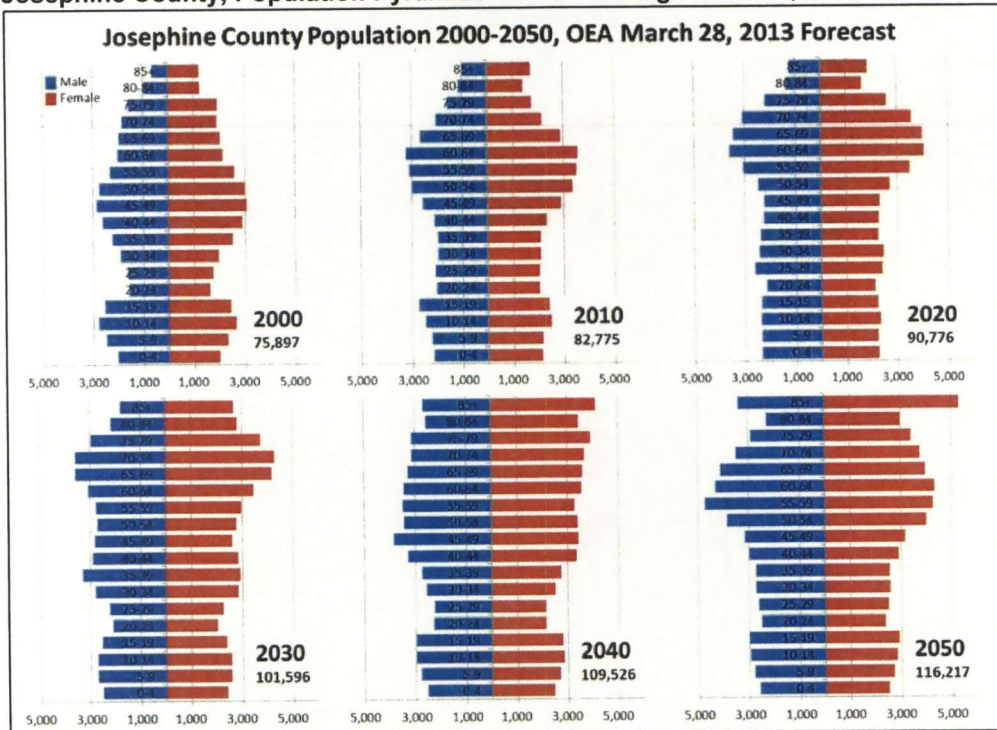
**Table 3-2. Oregon Office of Economic Analysis (OEA) March 28, 2013 Final Population Forecast Josephine County, 2010-2050, by Year**

Year	AAGR	Population
2010		82,775
2011	0.6058%	83,276
2012	0.6058%	83,781
2013	0.6058%	84,289
2014	0.6058%	84,799
2015	0.6058%	85,313
2016	1.2491%	86,379
2017	1.2491%	87,458
2018	1.2491%	88,550
2019	1.2491%	89,656
2020	1.2491%	90,776
2021	1.2238%	91,887
2022	1.2238%	93,011
2023	1.2238%	94,150
2024	1.2238%	95,302
2025	1.2238%	96,468
2026	1.0412%	97,472
2027	1.0412%	98,487
2028	1.0412%	99,513
2029	1.0412%	100,549
2030	1.0412%	101,596
2031	0.8198%	102,429
2032	0.8198%	103,268
2033	0.8198%	104,115
2034	0.8198%	104,969
2035	0.8198%	105,829
2036	0.6891%	106,558
2037	0.6891%	107,293
2038	0.6891%	108,032
2039	0.6891%	108,776
2040	0.6891%	109,526
2041	0.6097%	110,194
2042	0.6097%	110,866
2043	0.6097%	111,542
2044	0.6097%	112,222
2045	0.6097%	112,906
2046	0.5797%	113,561
2047	0.5797%	114,219
2048	0.5797%	114,881
2049	0.5797%	115,547
2050	0.5797%	116,217

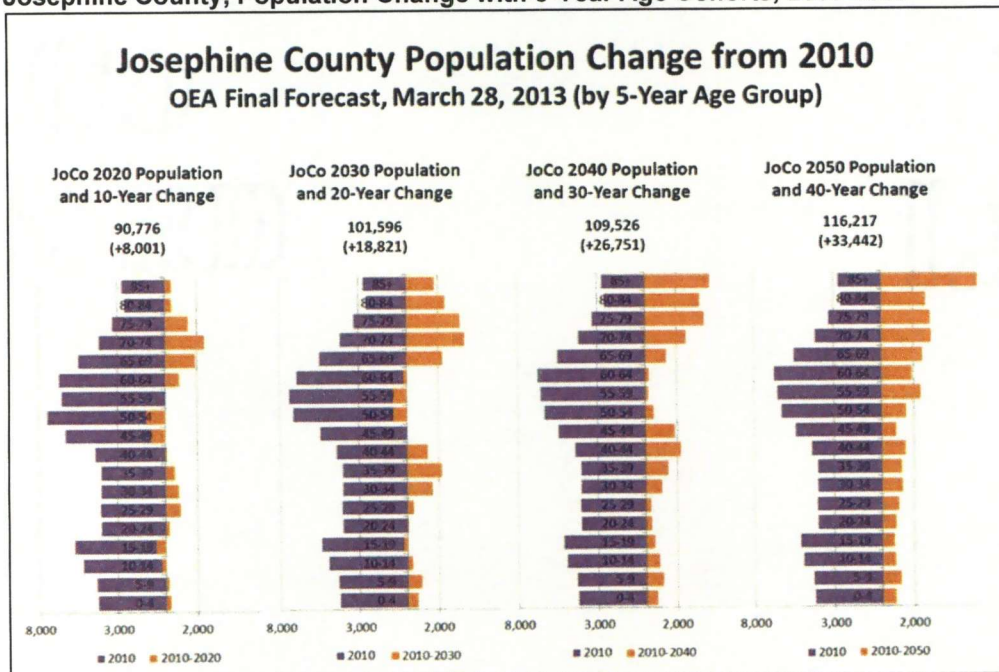


## EXHIBIT 1

**Figure 3-1. Oregon Office of Economic Analysis (OEA) March 28, 2013 Final Population Forecast Josephine County, Population Pyramids with 5-Year Age Cohorts, 2000-2050**



**Figure 3-2. Oregon Office of Economic Analysis (OEA) March 28, 2013 Final Population Forecast Josephine County, Population Change with 5-Year Age Cohorts, 2010-2050**



## EXHIBIT 1

### **Section 4. Josephine County Coordinated Forecast**

Table 4-1 provides the Josephine County coordinated population forecast, including the following:

- Josephine County total population forecast, based on OEA forecast with adjustments to 2011 and 2012 to reflect PSU population estimates rather than OEA forecast data for those years. Growth rates from the OEA forecast are applied to the adjusted base year population.
- Grants Pass Urban Area forecast using share methodology. Column 5 is the forecast beginning with the estimate of population within the current UGB. Column 6 provides an estimate of the existing population within UGB expansion areas. Column 7 provides an estimate of the existing population within the Urban Reserve areas. Column 8 adds columns 5, 6, and 7. The estimated existing population in the Urban Reserve areas isn't added until 2033, as it is assumed that the Urban Reserve lands would be needed to meet needs for 2033-2043 and added to the UGB population for that time period. That population is subsequently deducted from the population in Column 11, which is the County unincorporated population outside of urban areas, since this is existing or 'replacement' population, not new population growth.
- Cave Junction Urban Area forecast using growth rate methodology. Since Cave Junction has determined there is sufficient buildable land within its UGB to meet the needs for the forecast population through 2033, there no adjustments to include existing base year population beyond the current UGB.

Cells shaded in orange represent the planning periods for the respective jurisdictions. For Grants Pass, the planning period for the Urban Growth Boundary is 2013-2033 and the planning period for the Urban Reserve is 2033-2043. For Cave Junction, the planning period for the Urban Growth Boundary is 2013-2033.

The forecasting requirements are to provide a basis for planning to meet needs for the identified long-term planning horizon. While this forecast provides data for each year, the forecast includes average growth rates. It not intended to account for specific growth rates for individual years within the long-term planning horizon. It is recognized that there may be growth rates that are faster or slower than any straight line averages in the forecast. Deviation from rates for individual years alone is not an indication that the long-term forecast needs be revised.



# EXHIBIT 1

Table 4-1. Josephine County Population and Coordinated Forecast, 2010-2050

	1	2	3	4	5	6	7	8	9	10	11
	Year	Josephine County		Grants Pass Urban Area				Cave Junction Urban Area		Jo. Co.	
		Growth Rate:	Population:	Share	Population:	Add'l Base Yr.	Add'l Base Yr.	Population:	Growth Rate	Population	Population
		OEA	OEA w/	of Jo. Co.	From Base Pop.	Pop. Estimate:	Pop. Estimate:	Current UGB +			Outside
			Adj. Base Yr.	Population	in Current UGB	UGB Exp. Areas	UR Areas	UGB Exp + UR			Urban Areas
Census/PSU Est.	2007									2,241	
	2008										
	2009										
	2010		82,775	0.4582	37,928					2,199	42,648
	2011		82,820	0.4595	38,055					2,199	42,566
	2012		82,775	0.4607	38,135					2,204	42,436
Forecast	2013	0.6058%	83,276	0.460	38,307	665		38,972	2.5%	2,259	42,045
	2014	0.6058%	83,781	0.462	38,707	665		39,372	2.5%	2,316	42,094
	2015	0.6058%	84,289	0.464	39,110	665		39,775	2.5%	2,373	42,140
	2016	1.2491%	85,341	0.466	39,769	665		40,434	2.5%	2,433	42,475
	2017	1.2491%	86,407	0.468	40,439	665		41,104	2.5%	2,494	42,810
	2018	1.2491%	87,487	0.470	41,119	665		41,784	2.5%	2,556	43,147
	2019	1.2491%	88,580	0.472	41,810	665		42,475	2.5%	2,620	43,485
	2020	1.2491%	89,686	0.474	42,511	665		43,176	2.5%	2,685	43,824
	2021	1.2238%	90,784	0.476	43,213	665		43,878	2.5%	2,752	44,153
	2022	1.2238%	91,895	0.478	43,926	665		44,591	2.5%	2,821	44,483
	2023	1.2238%	93,019	0.480	44,649	665		45,314	2.5%	2,892	44,813
	2024	1.2238%	94,157	0.482	45,384	665		46,049	2.5%	2,964	45,144
	2025	1.2238%	95,310	0.484	46,130	665		46,795	2.5%	3,038	45,477
	2026	1.0412%	96,302	0.486	46,803	665		47,468	2.5%	3,114	45,720
	2027	1.0412%	97,305	0.488	47,485	665		48,150	2.5%	3,192	45,963
	2028	1.0412%	98,318	0.490	48,176	665		48,841	2.5%	3,272	46,205
	2029	1.0412%	99,342	0.492	48,876	665		49,541	2.5%	3,354	46,447
	2030	1.0412%	100,376	0.494	49,586	665		50,251	2.5%	3,437	46,688
	2031	0.8198%	101,199	0.496	50,195	665		50,860	2.5%	3,523	46,816
	2032	0.8198%	102,028	0.498	50,810	665		51,475	2.5%	3,612	46,942
	2033	0.8198%	102,865	0.500	51,432	665		52,097	2.5%	3,702	47,066
	2034	0.8198%	103,708	0.501	51,958	665	536	53,159	1.054%	3,741	46,809
	2035	0.8198%	104,558	0.502	52,488	665	536	53,689	1.054%	3,780	47,089
	2036	0.6891%	105,279	0.503	52,955	665	536	54,156	1.054%	3,820	47,302
	2037	0.6891%	106,004	0.504	53,426	665	536	54,627	1.054%	3,860	47,517
	2038	0.6891%	106,735	0.505	53,901	665	536	55,102	1.054%	3,901	47,732
	2039	0.6891%	107,470	0.506	54,380	665	536	55,581	1.054%	3,942	47,947
	2040	0.6891%	108,211	0.507	54,863	665	536	56,064	1.054%	3,984	48,163
	2041	0.6097%	108,871	0.508	55,306	665	536	56,507	1.054%	4,026	48,338
	2042	0.6097%	109,534	0.509	55,753	665	536	56,954	1.054%	4,068	48,512
	2043	0.6097%	110,202	0.510	56,203	665	536	57,404	1.054%	4,111	48,687
	2044	0.6097%	110,874	0.511	56,657	665	536	57,858	1.054%	4,154	48,862
	2045	0.6097%	111,550	0.512	57,114	665	536	58,315	1.054%	4,198	49,037
	2046	0.5797%	112,197	0.513	57,557	665	536	58,758	1.054%	4,242	49,197
	2047	0.5797%	112,847	0.514	58,004	665	536	59,205	1.054%	4,287	49,356
	2048	0.5797%	113,502	0.515	58,453	665	536	59,654	1.054%	4,332	49,515
	2049	0.5797%	114,160	0.516	58,906	665	536	60,107	1.054%	4,378	49,674
	2050	0.5797%	114,822	0.517	59,363	665	536	60,564	1.054%	4,424	49,834

Blue = Census/Estimate

Black = Forecast

UGB/UR planning periods for jurisdictions shaded orange



## EXHIBIT 1

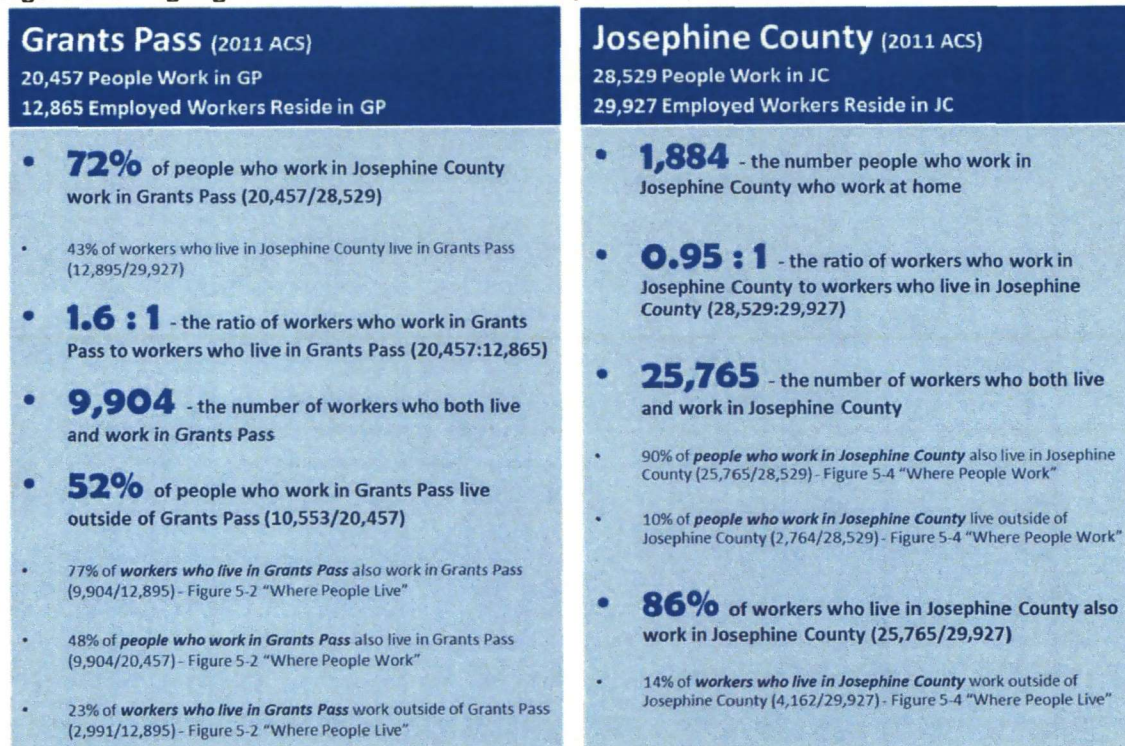
### Section 5. 'Daytime' Resident and Worker Population

This section only provides an estimate of 'daytime' population and a comparison to 'nighttime' residential population, and it does not provide a forecast. Employment forecasting is conducted separately. Population estimates and forecasts typically provide information about the resident population that lives within the specified geographic area (City, UGB, or County), primarily in housing units and group quarters. Other types of estimates and forecasts may provide additional information about how many people work, shop, recreate, access services, and/or use lodging in an area.

The following data provides an estimate of 'daytime' population of resident and worker population, using commuter data about where people work that may differ from where people live. For example, a regional employment or commercial center may have a 'daytime' resident and worker population that exceeds the 'nighttime' resident population due to commuters. A bedroom community of commuters may have a 'nighttime' resident population that exceeds the daytime population.

This estimate only addresses place of residence and place of work. It doesn't provide information about how many people shop, recreate, access services, or use lodging in an area. Also, there are some limitations associated with part-time workers, shift work, and work hours, etc. Further, this data is from the Census Bureau American Community Survey (ACS) 5-year tables, and it is important to recognize margin of error, especially for smaller areas. This data is only available for the cities and county, and is not available for the UGB boundaries.

Figure 5-1. Highlights of Resident & Worker Populations, Grants Pass and Josephine County



Census Bureau, American Community Survey (ACS) 2011 5-Year Tables  
Calculations by City of Grants Pass

Grants Pass and Urbanizing Area Community Comprehensive Plan  
Element 6. Population Element  
Addendum 1: 2014 Update

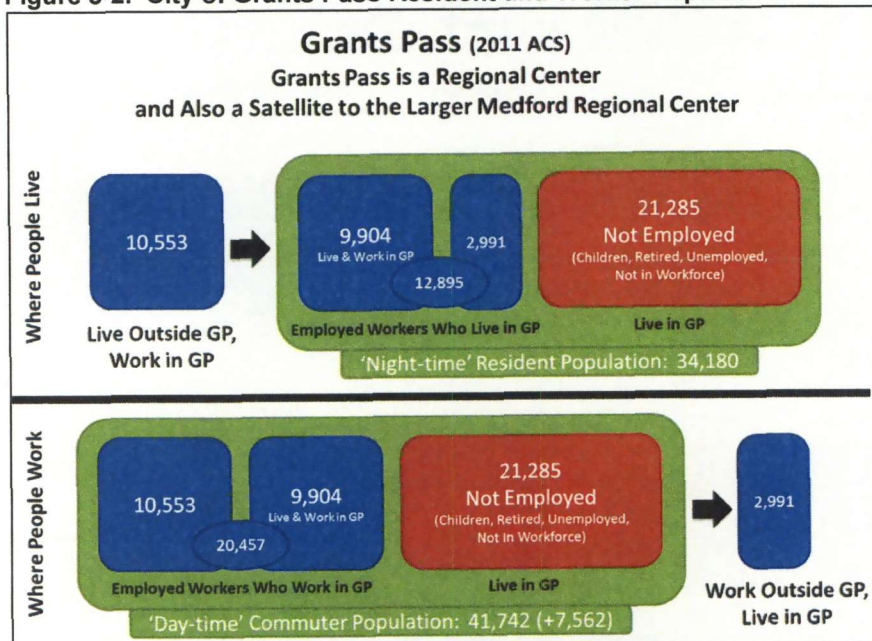


## EXHIBIT 1

**Table 5-1. City of Grants Pass Resident and Worker Populations**

<b>Grants Pass Total Resident Population (B01003)</b>				<b>34,180</b>
<b>Workers Who Work in City of GP</b>		<b>Count</b>	<b>Share</b>	
1. Employed in GP (B08406)		20,457	100.0%	
2. Employed in GP, But Live Outside GP (1-3)		10,553	51.6%	
3. Employed and Live in GP (B08008)		9,904	48.4%	
<b>Workers Who Live in City of GP</b>		<b>Count</b>	<b>Share</b>	
4. Live in GP (B08008)		12,895	100.0%	
5. Live in GP, But Employed Outside GP (B08008)		2,991	23.2%	
6. Live and Employed in GP (B08008)		9,904	76.8%	
		<b>Total</b>	<b>Diff from Res Pop</b>	
7. Daytime Population Due to Commuting (0+1-4)		41,742	7,562	122%

**Figure 5-2. City of Grants Pass Resident and Worker Populations**



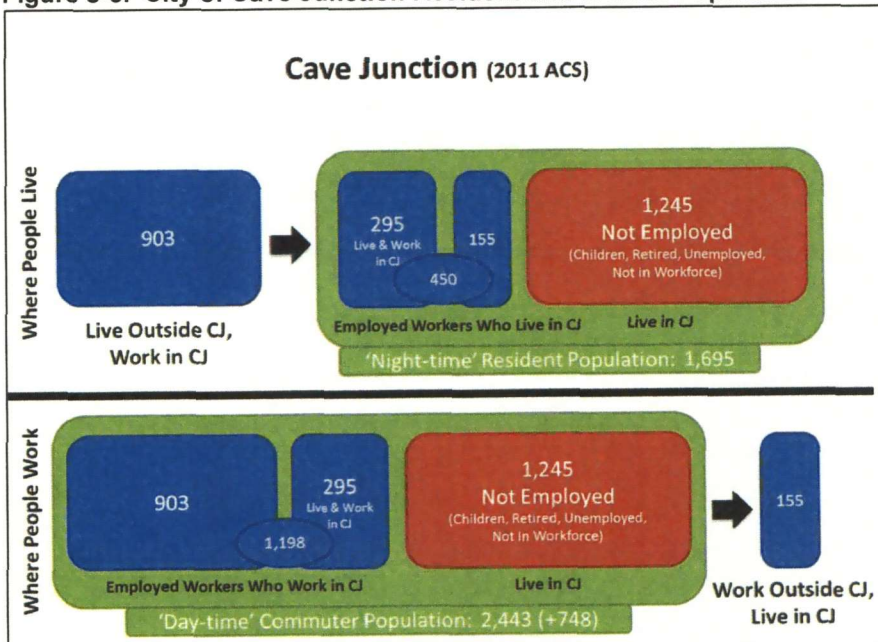
Census Bureau, American Community Survey (ACS) 2011 5-Year Tables  
Calculations by City of Grants Pass

## EXHIBIT 1

**Table 5-2. City of Cave Junction Resident and Worker Populations**

<b>Cave Junction Total Resident Population (B01003)</b>			1,695
<b>Workers Who Work in City of CJ</b>		<b>Count</b>	<b>Share</b>
1. Employed in CJ (B08406)		1,198	100.0%
2. Employed in CJ, But Live Outside CJ (1-3)		903	75.4%
3. Employed and Live in CJ (B08008)		295	24.6%
<b>Workers Who Live in City of CJ</b>		<b>Count</b>	<b>Share</b>
4. Live in CJ (B08008)		450	100.0%
5. Live in CJ, But Employed Outside CJ (B08008)		155	34.4%
6. Live and Employed in CJ (B08008)		295	65.6%
		<b>Total</b>	<b>Diff from Res Pop</b>
7. Daytime Population Due to Commuting (0+1-4)		2,443	748 144%

**Figure 5-3. City of Cave Junction Resident and Worker Populations**



Census Bureau, American Community Survey (ACS) 2011 5-Year Tables  
Calculations by City of Grants Pass

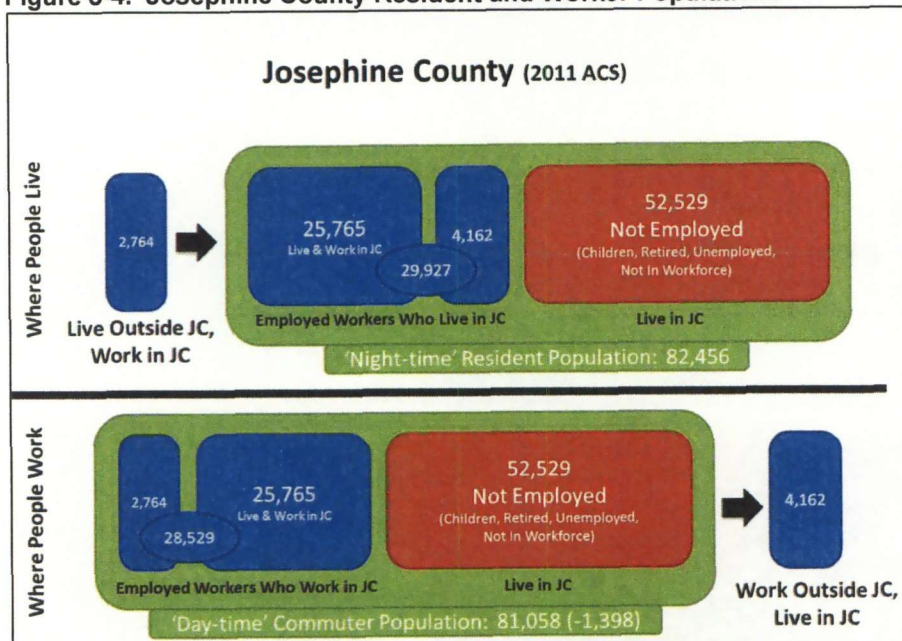


## EXHIBIT 1

**Table 5-3. Josephine County Resident and Worker Populations**

<b>Josephine County Total Resident Population (B01003)</b>			<b>82,456</b>
Workers Who Work in JoCo		Count	Share
1. Employed in JoCo (B08406)		28,529	100.0%
2. Employed in JoCo, But Live Outside JoCo (1-3)		2,764	9.7%
3. Employed and Live in JoCo (B08007)		25,765	90.3%
Workers Who Live in JoCo		Count	Share
4. Live in JoCo (B08007)		29,927	100.0%
5. Live in JoCo, But Employed Outside JoCo (B08007)		4,162	13.9%
6. Live and Employed in JoCo (B08007)		25,765	86.1%
		Total	Diff from Res Pop
7. Daytime Population Due to Commuting (0+1-4)		81,058	(1,398) 98%

**Figure 5-4. Josephine County Resident and Worker Populations**



Census Bureau, American Community Survey (ACS) 2011 5-Year Tables  
Calculations by City of Grants Pass

## EXHIBIT 2

### Grants Pass and Urbanizing Area Community Comprehensive Plan Element 9. Housing Element

#### Addendum 1: 2014 Update

This addendum includes two sections:

- **Section 1** is an update to the housing needs forecast based on the updated population forecast and planning period.
- **Section 2** provides some selected facts and figures about population and households in Grants Pass (city limits) from the 2011 American Communities Survey (ACS).

#### **Section 1. Housing Forecast Update**

This addendum updates the Housing Element to reflect the revised population forecast for the Grants Pass urban area adopted as part of the Josephine County Coordinated Population Forecast 2014 Update.

Grants Pass is planning for its Urban Growth Boundary (UGB) for the 20-year planning period from 2013-2033 and planning for an Urban Reserve for an additional 10-year period from 2033-2043. This addendum updates data for housing needs and residential land needs, proportional to the revised population forecast for those periods, applying the same methodology in the Housing Element adopted in 2008 which was subsequently updated in the Urbanization Element adopted in 2009. The 2009 Urbanization Element updated the planning period from 2007-2027 to 2009-2029, which included updates associated with the original needs in the Housing and Economic Elements. This update includes the figures from the earlier elements for comparative purposes and ease of reference to help illustrate the methodology used for the 2014 updates.

The basis for the number and type of units, allocation to plan designation, and density determination are provided in the original acknowledged Housing Element. Those do not change with this update. The acreage calculations for land needs for new residential units and group quarters are at 'needed density' as outlined in the Housing Element. Consistent with the original Housing and Urbanization Elements, average needed density is 6.7 du/net acre (5.5 du/gross acre), a 24% increase in net density over historic density of 5.1 du/net acre, achieved through a balanced approach of diverse efficiency measures identified in the Urbanization Element.

The Housing Element update only includes the updated needs for housing units, group quarters (such as retirement and nursing homes), and residential land needs for housing. Other uses (public and semi-public uses, etc.) will also locate within residential and non-residential plan designations. Those allocations are not part of the Housing Element. The separate Urbanization Element update builds off of the data in the Housing Element and Economic Element updates and provides the allocation of those other uses to the respective plan designations.

This update only identifies the total housing and residential land needs for the planning period. The Urbanization Element identifies how those needs will be met (infill and redevelopment, vacant and partially vacant lands already in the UGB, UGB expansion areas, and Urban Reserve).



## EXHIBIT 2

Table 1-1 shows the updated number of housing units needed for the planning periods for the UGB (2013-2033) and for the Urban Reserve (2033-2043) based on the updated population forecast. It uses the same basis as the original Housing Element.

**Table 1-1. New Housing Units**  
(Updates data provided in Table 9.40.5)

Variable	2008 Original Housing Element UGB 2007-2027	2009 Revised Urbanization Element UGB 2009-2029	2014 Updates Housing & Urbanization Elements		
			UGB 2013-2033	Urban Reserve 2033-2043	UGB+UR 2013-2043
Change in Population	+20,428	+19,987	+13,125	+4,771	+17,896
% of 2009 Urbanization Element	-	100%	65.7%	23.9%	89.5%
% in Group Quarters	3.6%	3.6%	3.6%	3.6%	3.6%
Persons in Group Quarters	742	726	477	173	650
Persons in Households	19,686	19,261	12,648	4,598	17,246
Average Household Size	2.36	2.36	2.36	2.36	2.36
New Occupied Dwelling Units	8,342	8,161	5,359	1,948	7,308
Aggregate Vacancy Rate	5.30%	5.30%	5.30%	5.30%	5.30%
Vacant Dwelling Units	440	433	284	103	387
<b>Total New Dwelling Units</b>	<b>8,782</b>	<b>8,594</b>	<b>5,643</b>	<b>2,051</b>	<b>7,695</b>

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

Table 1-2 shows the number of housing units needed for the planning periods, by housing type, based on the updated population forecast. It uses the same basis as the original Housing Element.

**Table 1-2. New Housing Units by Type**  
(Updates data provided in Tables 9.40.21, 9.40.22, 9.40.23 and 14.30.2)

Housing Type	Percent of Housing Units	2008 Housing Element	2009 Urbanization Element	2014 Updates Housing & Urbanization Elements		
		UGB 2007-2027	UGB 2009-2029	UGB 2013-2033	Urb. Reserve 2033-2043	UGB+UR 2013-2043
Percent of 2009 Urbanization Element	-	-	100%	65.7%	23.9%	89.5%
<b>Single-Family Types (subtotal)</b>	<b>75%</b>	<b>6,587</b>	<b>6,445</b>	<b>4,232</b>	<b>1,538</b>	<b>5,771</b>
-Single-Family Detached	66%	5,796	5,671	3,724	1,354	5,078
-Manufactured in Parks*	1%	88	86	56	21	77
-Single-Family Attached	5%	703	687	451	164	615
<b>Multi-Family (subtotal)</b>	<b>25%</b>	<b>2,196</b>	<b>2,148</b>	<b>1,411</b>	<b>513</b>	<b>1,923</b>
-Multi-Family	25%	2,196	2,148	1,411	513	1,923
<b>Total New Dwelling Units</b>	<b>100%</b>	<b>8,782</b>	<b>8,593</b>	<b>5,643</b>	<b>2,051</b>	<b>7,694</b>

\*Or equivalent residential units at the same density.

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

Table 1-3 shows the updated residential land needs for housing and group quarters, with the needed gross residential buildable acres shown by housing type. It uses the same basis as the original Housing Element, but with the updated number of housing units.

## EXHIBIT 2

**Table 1-3. New Residential Land Needs for Housing and Group Quarters, by Housing Type  
(Gross Residential Buildable Acres)  
(Updates Data in Tables 9.40.23, 14.30.1, and 14.30.2)**

Housing Type	Avg. Net Density (du/net res ac)	Avg. Gross Density (du/gross res ac)	2008 Housing Element 2007-2027	2009 Urbaniz. Element 2009-2029	2014 Updates Housing & Urbanization Elements (Gross Res. Bld. Ac)			% of Res. & GQ Acres
			Gross Res. Acres (buildable)	Gross Res. Acres (buildable)	UGB 2013-2033	Urban Reserve 2033-2043	UGB+UR 2013-2043	
<b>Percent of 2009 Urbanization Element</b>	-	-	-	100%	65.7%	23.9%	89.5%	-
<b>Single-Family Types (subtotal)</b>	<b>5.7</b>	<b>4.6</b>	<b>1,427</b>	<b>1,289</b>	<b>918</b>	<b>334</b>	<b>1,250</b>	<b>86%</b>
-Single-Family Detached	5.5	4.4	1,317	1,289	847	308	1,154	79%
-Manufactured in Parks*	6.0	4.8	18	18	12	4	16	1%
-Single-Family Attached	9.0	7.6	92	90	559	22	81	6%
<b>Multi-Family (subtotal)</b>	<b>14.0</b>	<b>12.6</b>	<b>174</b>	<b>171</b>	<b>112</b>	<b>41</b>	<b>153</b>	<b>11%</b>
-Multi-Family	14.0	12.6	174	171	112	41	153	11%
<b>Subtotal Residential Group Quarters</b>	<b>6.7</b>	<b>5.5</b>	<b>1,602</b>	<b>1,567</b>	<b>1,030</b>	<b>375</b>	<b>1,402</b>	<b>96%</b>
	<b>14.0</b>	<b>12.6</b>	<b>58.8</b>	<b>57.6</b>	<b>38</b>	<b>14</b>	<b>52</b>	<b>4%</b>
<b>Total Residential &amp; GQ</b>	-	-	<b>1,661</b>	<b>1,625</b>	<b>1,068</b>	<b>388</b>	<b>1,454</b>	<b>100%</b>

\*Or equivalent residential units at the same density.

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

Table 1-4 shows the updated residential land needs for housing and group quarters, with the needed gross residential buildable acres shown by plan designation. The distribution and percentage of housing types assigned to each plan designation, and the resulting average density by plan designation, which reflects an average of more than one housing type within the plan designations, uses the same basis as the original Housing and Urbanization Elements (Tables 9.40.24 and 14.30.3), but with the updated number of housing units.

**Table 1-4. New Residential Land Needs for Housing and Group Quarters, by Plan Designation  
(Gross Residential Buildable Acres)  
(Updates Data in Tables 9.40.24, 14.30.3)**

Plan Designation	2008 Housing Element 2007-2027	2009 Urbaniz. Element 2009-2029	2014 Updates Housing & Urbanization Elements (Gross Res. Bld. Ac.)			% of Res. Acres	% of Res. & GQ Ac.	Avg. Gross Density (du/gross res ac)
	Gross Res. Acres (buildable)	Gross Res. Acres (buildable)	UGB 2013-2033	Urban Reserve 2033-2043	UGB+UR 2013-2043			
<b>% of 2009 Urbanization Element</b>	-	100%	65.7%	23.9%	89.5%	-	-	-
<b>(gross buildable residential acres)</b>								
LR	930	910	598	217	815	58%	56%	4.4
MR	372	364	239	87	326	23%	22%	4.7
HR	225	220	145	53	197	14%	14%	10.1
HRR	75	73	48	17	65	5%	4%	8.2
<b>Subtotal Residential Acres</b>	<b>1,602</b>	<b>1,567</b>	<b>1,030</b>	<b>375</b>	<b>1,403</b>	<b>100%</b>	<b>96%</b>	<b>5.5</b>
<b>Group Quarters Ac.</b>	<b>59</b>	<b>58</b>	<b>38</b>	<b>14</b>	<b>52</b>	-	<b>4%</b>	-
<b>Total Res. &amp; Group Quarters Acres</b>	<b>1,661</b>	<b>1,625</b>	<b>1,067</b>	<b>388</b>	<b>1,455</b>	-	<b>100%</b>	-

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.



## EXHIBIT 2

Table 1-5 shows the updated needs for housing units, with the needed number of housing units shown by plan designation. The distribution and percentage of housing types assigned to each plan designation, and the resulting average density by plan designation, which reflects an average of more than one housing type within the plan designations, uses the same basis as the original Housing and Urbanization Elements (Tables 9.40.24 and 14.30.3), but with the updated number of housing units.

**Table 1-5. New Housing Units by Plan Designation  
(Updates Data in Tables 9.40.24, 14.30.3)**

Plan Designation	2008 Housing Element 2007-2027	2009 Urbaniz. Element 2009-2029	2014 Updates Housing & Urbanization Elements (DUs)			% of DUs	Avg. Gross Density (du/gross res ac)
	DUs	DUs	UGB 2013-2033	Urban Reserve 2033-2043	UGB+UR 2013-2043		
% of 2009 Urbanization Element	-	100%	65.7%	23.9%	89.5%	-	-
(new dwelling units)							
LR	4,128	4,039	2,654	965	3,615	47%	4.4
MR	1,756	1,719	1,129	411	1,539	20%	4.7
HR	2,283	2,234	1,468	534	1,999	26%	10.1
HRR	615	601	395	144	538	7%	8.2
<b>Subtotal Residential Units</b>	<b>8,782</b>	<b>8,593</b>	<b>5,646</b>	<b>2,054</b>	<b>7,691</b>	<b>100%</b>	<b>5.5</b>

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

## EXHIBIT 2

### **Section 2. Selected Population and Housing Characteristics (2011 ACS)**

This section provides some selected facts and figures about population and households in Grants Pass (city limits) from the 2011 American Communities Survey (ACS).

#### **Household Size and Housing Units (Figures 2-2, 2-3, and 2-4)**

- 1 person, 2 person, and 3+ person households each occupy about one-third of housing units. (36% 1 person HHs, 35% 2 person HHs, 29% 3+ person HHs)
- There are slightly more 1 person households than any other household size.

#### **Household Size, Housing Units, and Population (Figure 2-2, 2-3, and 2-4)**

- 1 person households represent 15% of the population and 36% of occupied housing units.
- 1 person and 2 person households represent 45% of the population and 71% of occupied housing units.
- 3+ person households represent 55% of the population and 29% of occupied housing units.

#### **Household Size and Age (Figures 2-4 and 2-5)**

- 65% of 1-person households are age 55 or older. A little over half of those are age 75 or older.

#### **Year Householder Moved Into Current Unit (Figure 2-2)**

- More than half of householders in Grants Pass (56%) moved into their current housing unit in 2005 or later. 77% moved into their current housing unit since 2000, and 92% since 1990.

#### **Housing Tenure (Owner/Renter Occupancy) (Figures 2-2 and 2-6)**

- Approximately half of housing units are owner-occupied and approximately half are renter-occupied. (Figures 2-2 and 2-6 are based on different tables and differ slightly).

#### **Housing Tenure (Owner/Renter Occupancy) and Age (Figure 2-6)**

- For each 10-year age group 15 years and older:
  - Below Age 35: more households rent than own
  - Ages 35-44: more households own than rent
  - Ages 45-54: almost an equal number of households own and rent
  - Ages 55-84: more households own than rent,
  - Age 85 and Older: more households rent than own.

*Note: Most data is from the 2011 American Communities Survey (ACS) 5-year tables and includes associated margin of error.*



## EXHIBIT 2

Figure 2-1. Population, Housing Units, and Group Quarters, 2011 ACS and 2012 PSU

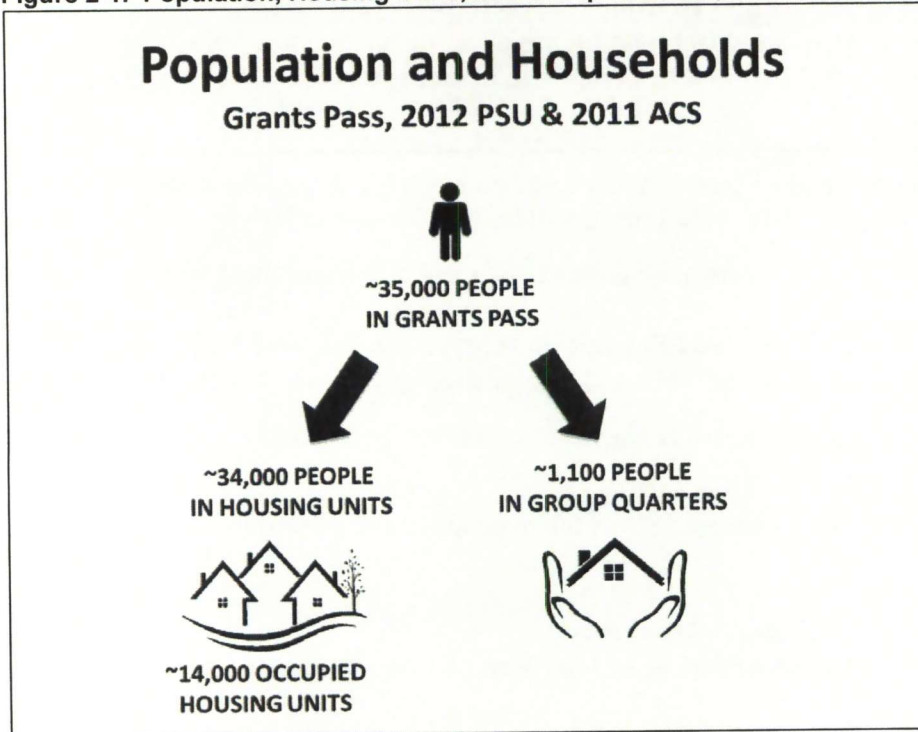


Figure 2-2. Households, Housing Units, Population, Housing Tenure, and Year Householder Moved into Current Unit, 2011 ACS

HH Size	% of HH	# of HH	% of HH Pop	# of HH Pop
1-Person	36%	5,129	15%	5,129
2-Person	35%	4,958	30%	9,916
3-Person	11%	1,591	14%	4,774
4-Person	18%	2,529	41%	13,516
<b>Total</b>	<b>100%</b>	<b>14,207</b>	<b>100%</b>	<b>33,335</b>

**Of people in households (vs. assisted living, etc.):**

- 1-Person HHs: 15% of pop. in 36% of dwelling units
- 2-Person HHs: 30% of pop. in 35% of dwellings units
- 3-Person HHs: 14% of pop. in 11% of dwellings units
- 4+ Person HHs: 41% of pop. in 18% of dwellings units

**Housing Tenure:**

49.4% Owner-Occupied  
50.6% Renter-Occupied

**Year Householder Moved into Current Unit:**

56% moved in 2005 or later	} 77% since 2000	} 92% since 1990
21% moved in 2000-2004		
15% moved in 1990-1999		
5% moved in 1980-1989		
2% moved in 1970-1979		
2% moved in 1969 or earlier		

## EXHIBIT 2

Figure 2-3. Population and Households by Household Size, 2011 ACS

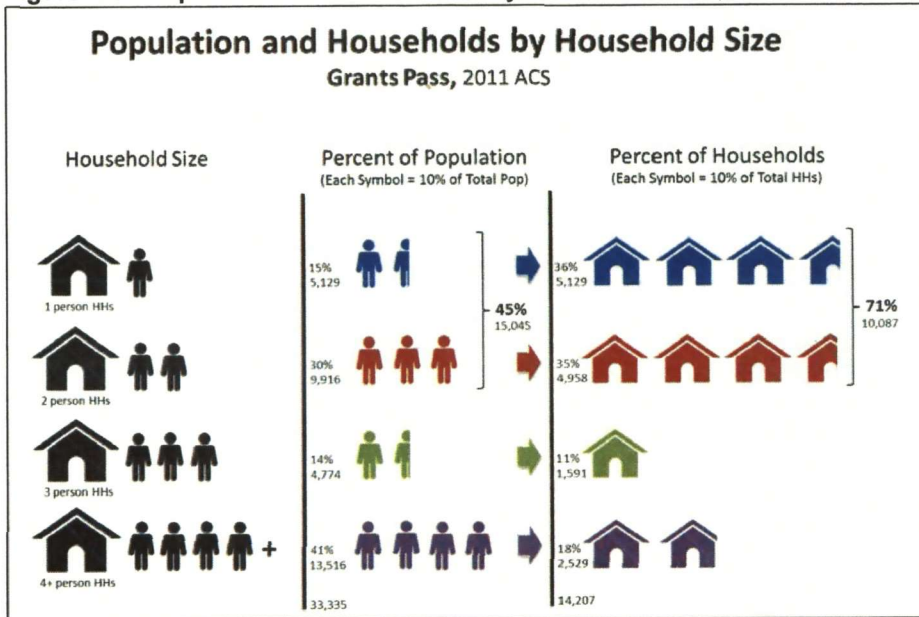
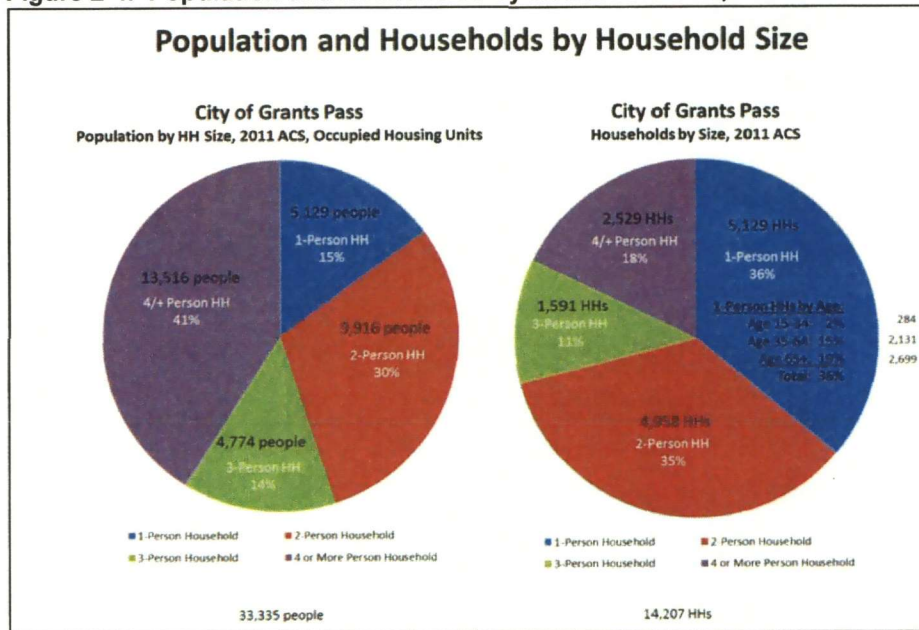


Figure 2-4. Population and Households by Household Size, 2011 ACS





## EXHIBIT 2

Figure 2-5. Household Size by Age of Householder (1-Person & 2-Person Households), 2011 ACS

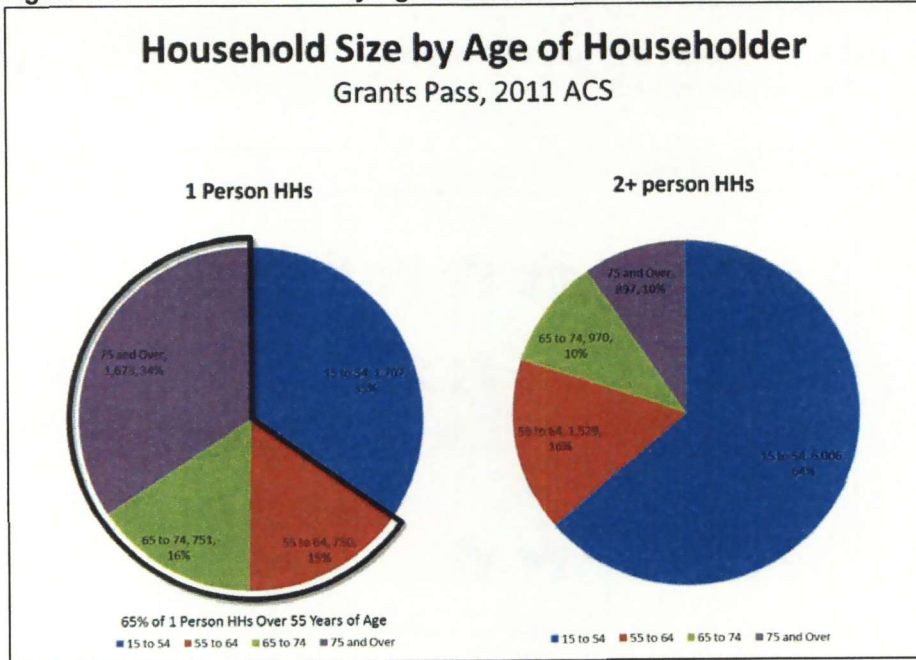
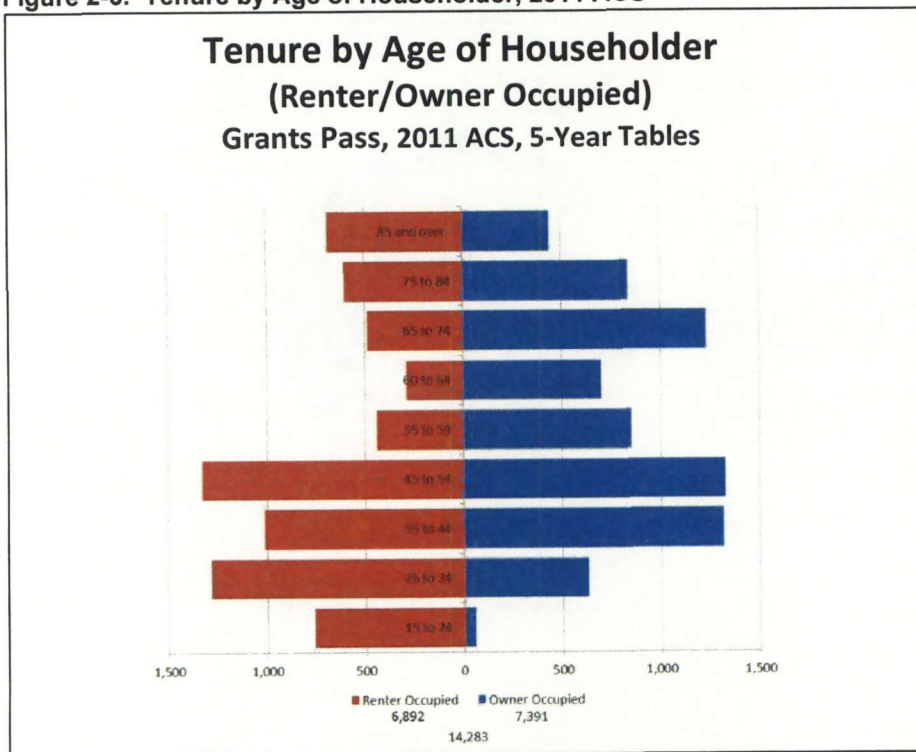


Figure 2-6. Tenure by Age of Householder, 2011 ACS



## **EXHIBIT 3**

### **Grants Pass and Urbanizing Area Community Comprehensive Plan Element 8. Economic Element**

#### **Addendum 1: 2014 Update**

##### **Section 1. Background**

##### **Section 2. Employment Land Needs Update**

##### **Section 3. Economic Opportunities Strategy Update**

##### **Section 4. Supplemental Background, Findings, Policies, and Strategies Regarding Short-Term Supply of Employment Land**

Grants Pass is planning for its Urban Growth Boundary (UGB) for the 20-year planning period from 2013-2033 and planning for an Urban Reserve for an additional 10-year period from 2033-2043.

This update (Economic Element Addendum 1) and the 2014 update to the Urbanization Element (Urbanization Element Addendum 2) update the 20-year UGB planning period from 2009-2029 to 2013-2033 and provide the data for the 10-year Urban Reserve planning period for 2033-2043 for employment lands and uses.

This addendum updates the Economic Element to these planning periods. Employment land needs are updated proportionally to:

- correspond to these updated planning periods,
- correspond to the revised forecast adopted in the 2014 Josephine County Coordinated Population Forecast update (Population Element Addendum 1),
- reflect the updated buildable lands inventory (BLI) in the 2014 Urbanization Element Update (Urbanization Element Addendum 2), and
- reflect other policies and efficiency measures in the Urbanization Element Update that affect employment lands.

This addendum also updates the Economic Opportunities Strategy and addresses provisions of OAR 660 Division 9 regarding short-term supply of employment lands.

##### **Section 1. Background**

The Economic Element was originally adopted in 2008. It utilized the 'safe harbor' in OAR 660-024-0040(8)(a)(ii), providing a forecast of employment and associated land needs for 2007-2027 based on the population forecast. The Urbanization Element adopted in 2009 updated the UGB planning period from 2007-2027 to 2009-2029. It included updates to data in the 2008 Economic Element, including employment land needs. It also included policies for efficiency measures, and it assigned plan designations to public and semi-public uses. Addendum 1 to the Urbanization Element, adopted in 2012, included some reductions to city and county land needs as outlined in that addendum. It also reallocated some plan designations for public and semi-public uses, and included adjusted calculations for the deficits that would result from limited rezoning of properties within the current UGB.



### EXHIBIT 3

This 2014 Economic Element update and the 2014 Urbanization Element update still reflect the efficiency measures in the 2009 Urbanization Element, the reductions to the city and county land needs identified in the 2012 Urbanization Element Update (Urbanization Element Addendum 1), and the reallocated plan designations for public and semi-public uses in Urbanization Element Addendum 1. The resulting needs in turn are scaled proportionally to correspond to the updated 2014 coordinated population forecast. These updates also reflect the updated proposal for rezoning of lands in the current UGB as provided in Urbanization Element Addendum 2 and the updated Economic Opportunities Strategy in Section 2 of this addendum.

While this Economic Element update only updates the needs for employment uses and employment plan designations, additional information from Urbanization Element update is also included below for comparative purposes to better illustrate the relationship between the information, how the buildable lands inventory and policies in the Urbanization Element affect the employment land needs, and how assignment of other uses to plan designations affects the acreages and allocations.

The Urbanization Element identifies how the employment land needs as well as other land needs identified in the 2014 updates will be met and allocated (infill and redevelopment, on vacant and partially vacant lands already in the UGB, in the UGB expansion areas, and in the Urban Reserve).

#### **Section 2. Employment Land Needs Update**

This section shows how the employment land needs are updated to the 2013-2033 and 2033-2043 planning periods. Table 1-1 summarizes the previously identified 2009-2029 needs up through the 2012 Urbanization Element Addendum 1.

**Table 1-1. Summary of Previous Employment Land Needs for 2009-2029, as Updated by the 2009 Urbanization Element, and as Revised by the 2012 Urbanization Element Addendum 1 Update**

Use	2009-2029 acres					
	(1)	(2)	(3)	(4)	(5)	(6)
	2009-2029 Total Need Before Efficiency Measures	2009 Urban. El. BLI	2009-2029 Deficit Before Efficiency Measures	2009- 2029 Effic. Meas.	2009-2029 Total Need After Efficiency Measures	2009-2029 Deficit After Efficiency Measures
<b>Commercial &amp; Services</b>	497 Comm +31 P/SP=528	161	336 Comm +31 P/SP=367	245	252 Comm +31 P/SP=283	91 Comm +31 P/SP=122
<b>Industrial</b>	592 Ind +5P/SP=597	171	421 Ind +5 P/SP=426	100	492 Ind +5 P/SP=497	321 Ind +5 P/SP=326
<b>Total</b>	1,110 Comm/Ind +36 P/SP=1,146	332	778 Comm/Ind +36 P/SP=814	345	744 Comm/Ind +36 P/SP=780	412 Comm/Ind +36 P/SP=448

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

**Notes:**

The first number added is acres for commercial & service uses in commercial plan designations or industrial uses in industrial plan designations, and the second number added is acres for public and semi-public uses in the respective commercial or industrial plan designation.

- (1) Total Need
- (2) Calculation from GIS Shapefile for Buildable Land Inventory
- (3) (Column 1 – Column 2), Finding #12 in 2009 Urbanization Element
- (4) Finding #17 in 2009 Urbanization Element
- (5) (Column 1 – Column 4)
- (6) (Column 5 – Column 2), Table 14.60.5 with Reallocations in the 2012 Addendum 1 to Urbanization Element

## EXHIBIT 3

Table 1-2 shows the update of those needs from 2009-2029 to 2013-2043, with the items described in Section 1 of this addendum.

**Table 1-2. Employment Land Needs Update from 2009-2029 UGB to 2013-2043 UGB + Urban Reserve, with Needs and Efficiency Measures Proportional to Updated 2014 Forecast, and Updated BLI and Rezones in Urbanization Element**

Use	2009-2029 acres (from Table 1-1)			(4)	2013-2043 acres					
	(1)	(2)	(3)		(5)	(6)	(7)	(8)	(9)	(10)
	2009-29 Total Need Before Efficiency Measures	2009-29 Effic. Meas.	2009-29 Total Need After Efficiency Measures		2013-43 Total Need Before Efficiency Measures	2014 BLI Update Before RZs	2013-43 Deficit Before RZs	2013-43 Net RZ	2014 BLI Update After RZs	2013-43 Deficit After RZs
<b>Comm. &amp; Services</b>	497 C +31 P =528	245	252 C +31 P =283	90%	227 C +28 P =256	138	89 C +28 P =118	+14	152	75 C +28 P =104
<b>Industrial</b>	592 I +5 P =597	100	492 I +5 P =497	90%	446 C +4 P =450	154	292 C +4 P =296	0	154	292 C +4 P =296
<b>Total</b>	1,110 C/I +36 P =1,146	345	744 C/I +36 P =780	90%	674 C/I +33 P =707	292	382 C/I +33 P =415	+14	306	368 C/I +33 P =401

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

**Notes:**

C= Commercial and Services

I=Industrial

P=Public/Semi-Public

(1), (2), (3) From Table 1

(4) Ratio of 2014/2009 Forecast

(5) Column 3 x Column 4

(6) BLI Update

(7) Column 5 – Column 6

(8) Rezone Calculations

(9) Column 6 + Column 8

(10) Column 5 - Column 9

Table 1-3 shows the total needs and associated deficits (expansion needs) for the 2013-2043 30-year period, and the allocation of those needs for the 20-year UGB (2013-2033) and the 10-year Urban Reserve (2033-2043).

**Table 1-3. Employment Land Needs, Buildable Lands, and Deficits, 2013-33, 2033-43, and 2013-43, Including Rezones, Efficiency Measures, and Other Urbanization Element Policies**

Use	2013-33 acres (20-year UGB) (73.4%)			2033-43 acres (10-year Urban Reserve) (26.6%)			2013-43 acres (30-year UGB+UR) (100%)		
	Need	BLI Current UGB	Deficit	Need	BLI Current UGB	Deficit	Need	BLI Current UGB	Deficit
<b>Comm. &amp; Services</b>	167 C +21 P =188	152	=36	60 C +7 P =68	=0	=68	227 C +28 P =256	152	=104
<b>Industrial</b>	327 C +3 P =330	154	=176	119 C +1 P =120	=0	=120	446 C +4 P =450	154	=296
<b>Total</b>	495 C +24 P =519	306	=213	179 C +9 P =188	=0	=188	674 C +33 P =707	306	=401

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

**Notes:**

C= Commercial and Services

I=Industrial

P=Public/Semi-Public



## EXHIBIT 3

### **Section 3. Economic Opportunities Strategy Update**

This Section updates the policies and strategy identified in the Economic Opportunities Analysis.

#### **Background**

The Urbanization Element summarizes the land suitability and alternatives analysis conducted for evaluation of UGB expansion areas. The analysis indicated a limited supply of sites with the characteristics necessary and desirable for certain employment uses, especially sites for industrial uses. Sections 4 and 5 of Urbanization Element Addendum 2 include figures that show the prioritization and suitability of areas for employment uses.

Many areas with good transportation access near I-5, including those near industrial lands already in the UGB, are constrained by topography, steep slopes, resource lands, and existing land use patterns. Some of the flatter areas near I-5 included some challenges with cost-efficient provision of urban services. Existing land use patterns and parcelization also pose challenges.

Further, some of the sites near I-5 which are better suited to employment uses, with more favorable topography and access, are already zoned Rural Industrial and Rural Commercial and many of these sites are already developed with rural industrial and rural commercial uses with rural services (including Area H2). One area considered for employment use (H1) was the only area that included land with resource zoning (Farm Resource/EFU) considered for inclusion in the UGB or Urban Reserve. That area is near I-5 and adjacent to industrial lands in the current UGB. Part of that property also includes a dairy operation and receives a special farm assessment.

#### **Strategy**

Together with other employment lands included in the UGB and Urban Reserve, the City found it could substantially meet the employment land needs identified in the updated needs analysis if Areas H1 and H2 were included. However, to some extent, this would result in reassigning rural employment lands with existing business to urban employment lands without a short-term need for those sites.

Through the UGB review process, the City sought guidance from DLCD as to whether a portion of the identified needs for employment for the Grants Pass urban area could be met as part of a regional strategy on other Josephine County employment sites outside the UGB, including industrial lands in Merlin/North Valley. The guidance from DLCD was this wouldn't fulfill the requirements for the City's identified employment land needs for the urban area. However, those sites are still part of Josephine County's employment site inventory.

The City recognizes there are some significant differences between rural and urban employment sites and user needs pertaining to services, including sewer and water, and limits on the size of rural commercial and industrial buildings permitted by state law. However, the City opted to revise its Economic Opportunities strategy to include less employment land in the UGB and Urban Reserve than is otherwise justified by the land needs analysis.

- **Area H2.** The City opted not to include this area in the UGB or the Urban Reserve. The increase in urban area employment land inventory would have included a reduction in the

### EXHIBIT 3

rural employment land inventory. Further, several of the sites in this area are developed with rural commercial and rural industrial services using rural services. There isn't a short-term demand for additional sites to be served with urban services, and several existing businesses expressed concerns about potential costs of service extension and improvements to urban standards if they were to expand.

- **Area H1.1.** This area includes some properties with rural residential zoning and some properties with Farm Resource (FR) zoning (a separate Josephine County zoning designation which is regulated the same as Exclusive Farm Use). Properties with the FR zoning include a dairy operation.

There isn't a short-term demand for additional sites to be served with urban services, and inclusion in the UGB and application of urban zoning can affect eligibility for special farm assessment in some respects. Rather than include the area in the UGB, the City previously considered and proposed inclusion of the area in the Urban Reserve.

However, under state law, while the specific urban use of the land (employment vs. residential) can be considered in justifying the inclusion of lower priority land (resource vs. exception) in the UGB, it appears inclusion of lower priority land in the Urban Reserve may only allow for consideration of whether other sites are available for urban uses, without consideration of the specific urban use (employment vs. residential) of the lower priority resource lands. If this regulatory restriction applies, then because there are numerous exceptions areas that could meet urban needs for residential use, it may be challenging to justify inclusion in the Urban Reserve, even if it is for employment use. In effect, the City's rate of growth affects whether the site can be included in the urban area.

Inclusion of this area in the Urban Growth Boundary or Urban Reserve could better facilitate infrastructure planning to ensure that infrastructure installed to serve adjacent employment lands already in the UGB could be planned, sized, and installed accordingly for eventual extension to this adjacent area. However, based on the above land priority considerations and comments from DLCD, the City opted not to include Area H1.1 in the UGB or Urban Reserve, and the employment land need is reduced accordingly. In the infrastructure planning, the City can still consider the contingency that this area might be part of the Urban Growth Boundary in the future.

Further, the City's Comprehensive Plan includes a criterion for inclusion of lands in the UGB that differs somewhat from the statutory requirement for consideration of priorities. The criterion considers both the zoning and use of property and precludes inclusion of agricultural land with an existing commercial agricultural use. Inclusion of the FR land with the current dairy operation (or other agricultural use) in Area H1.1 also requires an amendment to this Comprehensive Plan criterion.



## EXHIBIT 3

### Summary

*The net effect of the updated Economic Opportunities strategy is that rural commercial, rural industrial, and agricultural lands already in use would not be offset by urban industrial lands. Therefore, the planned urban employment land needs identified in Table 1-3 are reduced accordingly.*

Without inclusion of Area H1.1, the updated Economic Opportunities strategy provides that the employment lands planned for the urban area will be substantially equivalent to the identified employment land needs less the needs that would be met if areas H1.1 and H2 were included in the UGB and Urban Reserve. Those areas have lands which include existing rural commercial, rural industrial, and agricultural uses that already contribute to the local economy, with uses that don't currently need key elements of urban infrastructure. The net effect is a combination of urban and rural employment lands which together substantially achieve a similar inventory of lands if they were all included in the UGB and Urban Reserve as urban employment lands.

Further, the City and County recognize that Josephine County has a nearby supply of under-utilized industrial lands in the Merlin North Valley Community Boundary that could provide an industrial land inventory served with sewer and water if a sewer solution can be achieved to replace the existing system. City water is already extended to the area. The City and County agree that addressing the infrastructure needs of these sites is a high priority for both the City and County economic development strategies.

### **Section 4. Supplemental Background, Findings, Policies, and Strategies Regarding Short-Term Supply of Employment Land**

#### **Background**

Grants Pass is planning for its Urban Growth Boundary (UGB) for the 20-year planning period from 2013-2033 and planning for an Urban Reserve for an additional 10-year period from 2033-2043.

The current Economic Element of the Grants Pass Comprehensive Plan was adopted in 2008 (Ordinance 5433) and acknowledged. This update (Economic Element Addendum 1) and the 2014 update to the Urbanization Element (Urbanization Element Addendum 2) update the 20-year UGB planning period from 2009-2029 to 2013-2033 and provide the data for the 10-year Urban Reserve planning period for 2033-2043 for employment lands and uses. They have been updated to reflect the new population forecast, planning periods for UGB and Urban Reserve, and policies, consistent with applicable planning goals and guidelines.

While the Economic Element was previously adopted and acknowledged, in an October 7, 2014 letter, DLCD has interpreted the provisions of 660-009-0020(2) to apply to this update of the Economic Element since Grants Pass is now within a Metropolitan Planning Organization (MPO).

Following the 2010 Census, in 2012, the Census Bureau issued determinations of Urbanized Areas (urban areas which have a population greater than 50,000). Grants Pass is the principal city of an Urbanized Area. Federal transportation legislation relies on Urbanized Area

### EXHIBIT 3

designations as the basis for formation of Metropolitan Planning Areas (MPAs) and Metropolitan Planning Organizations (MPOs), which have been designated as required by applicable law.

This section is intended to address these additional provisions of 660-009-0020(2), providing compliant findings, policies, and strategies regarding the short-term supply of employment lands.

#### Supplemental Findings

1. The Comprehensive Plan Policies and the Economic Element contain findings and policies. The findings and policies in this Section are in addition to those findings and policies.
2. Grants Pass has completed a Traffic Impact Analysis (TIA) to assess the mitigation needed at build-out of the Spalding industrial area near I-5 Exit 55, to facilitate identification and programming of capital projects necessary to bring the industrial area closer to 'development ready' status, and reducing uncertainty about off-site improvements that could otherwise be associated with a specific industrial development.
3. Grants Pass nominated, applied for, and received approval of the Spalding Regionally Significant Industrial Area (RSIA) designation by the Economic Recovery Review Council (ERRC), which qualifies the area for 'patient capital' low-interest loans through the Infrastructure Finance Authority (IFA), with repayment forgiveness for qualifying job creation.
4. Grants Pass has budgeted funds for feasibility analysis to consider formation of a redevelopment agency and district that could help finance infrastructure in industrial areas.
5. Grants Pass and Josephine County have an intergovernmental agreement for management of lands in the Urban Growth Boundary area. The city administers land use and building codes for both incorporated and unincorporated lands in the UGB, which have urban zoning.
6. Grants Pass has previously participated in public-private partnerships and obtained grants and loans to assist with infrastructure investments for industrial lands.
7. Development standards allow for developer extension and connection to public facilities and services associated with individual site development, and they allow for off-site improvements if they are roughly proportional to the associated impacts of development. Standards also allow for proportional developer contributions to capital projects that serve a larger area, provided however that there are other resources available to construct of the regional or area-wide facility. Developers also have the option to form a reimbursement district if they build a facility that other development utilize, but there can be uncertainty about the timing of other construction projects, and therefore the timing and certainty of reimbursement.
8. In 2014, the city completed an application to rezone remaining industrial land in the Spalding area from Rural Industrial to Urban Industrial, so the land qualifies for urban services.
9. In 2014, the city completed an application to amend uses permitted in industrial zones to better protect those lands for industrial use and development, and to reduce pressures on non-industrial land values that could drive up costs associated with non-industrial uses on industrial lands that could otherwise price out industrial use and development.



### EXHIBIT 3

10. The City has obtained funds through Business Oregon to perform brownfields assessment to begin the work of getting unused and underutilized lands back into productive use.
11. With the designation as the principal city in an Urbanizing Area, the City is eligible for, and has requested, CDBG Entitlement Community status, which will provide direct funding through a formula, and funds can be used toward projects that could help with infrastructure in support of industrial businesses.
12. The city offers several incentive programs associated with industrial businesses, including a System Development Charge (SDC) credit for job creation for qualifying industrial businesses, SDC credits for re-use or redevelopment of previously developed sites, and an Enterprise Zone with E-Commerce designation.
13. The City is an active partner with Business Oregon, SOREDI (Southern Oregon Regional Economic Development, Inc.), Josephine County, and other partners in recruitment of new businesses.
14. The city is an active partner in the Business Recruitment and Expansion (BRE) program to help retain businesses and to help growing businesses ensure they have adequate sites and other resources available to grow within the community. Having an adequate supply of industrial sites has enabled growing local businesses to remain in Grants Pass and meet expansion needs.
15. As part of the urban growth management planning, the city conducted a buildable lands inventory and determined there is a supply of serviced and serviceable lands already in the urban growth boundary with urban industrial zoning and the opportunity to connect to or extend and connect to public facilities and utilize urban services.
16. As part of the urban growth management planning, the city will be updating the public facilities and services plans and modeling the future land use to determine demand on infrastructure. The updated plans will include projects that can overcome constraints to development of industrial sites, and which would be eligible for funding sources noted above. There will be opportunities to evaluate capital projects for off-site improvements and regional facilities that would otherwise exceed the initial scope associated with individual site development.
17. As part of the urban growth management planning, the UGB amendment includes some lands with Rural Industrial and Rural Commercial zoning. The City will also evaluate policies for the timing and transition from rural to urban zoning of those lands, and will consider policies that are supportive of existing businesses and current rural standards if and until owners decide lands are needed for businesses that require urban facilities and services, thereby keeping those lands in the short-term supply.

#### Supplemental Policies

**OAR 660-009-0020(1)(b). Commitment to Provide a Competitive Short-Term Supply.** Cities and counties within a Metropolitan Planning Organization must adopt a policy stating that a competitive short-term supply of land as a community economic development objective for the industrial and other employment uses selected through the economic opportunities analysis pursuant to OAR 660-009-0015.

**Policy 4.1: Commitment to Provide a Competitive Short-Term Supply.** A competitive short-term supply of land is a community economic development objective for the industrial and other employment uses selected through the economic opportunities analysis pursuant to OAR 660-009-0015.

## EXHIBIT 3

### **Supplemental Strategies for Preparing the Total Land Supply for Development and Replacing the Short-Term Supply of Land as it is Developed.**

**OAR 660-009-0020(2).** Plans for cities and counties within a Metropolitan Planning Organization must include detailed strategies for preparing the total land supply for development and for replacing the short-term supply of land as it is developed. These policies must describe dates, events or both, that trigger local review of the short-term supply of land.

**OAR 660-009-0005.**

...(9) **"Serviceable"** means the city or county has determined that public facilities and transportation facilities, as defined by OAR chapter 660, division 011 and division 012, currently have adequate capacity for development planned in the service area where the site is located or can be upgraded to have adequate capacity within the 20-year planning period.

...(10) **"Short-term Supply of Land"** means suitable land that is ready for construction within one year of an application for a building permit or request for service extension. Engineering feasibility is sufficient to qualify land for the short-term supply of land. Funding availability is not required.

**"Competitive Short-term Supply"** means the short-term supply of land provides a range of site sizes and locations to accommodate the market needs of a variety of industrial and other employment uses.

...(13) **"Total Land Supply"** means the supply of land estimated to be adequate to accommodate industrial and other employment uses for a 20-year planning period. Total land supply includes the short-term supply of land as well as the remaining supply of lands considered suitable and serviceable for the industrial or other employment uses identified in a comprehensive plan. Total land supply includes both vacant and developed land.

**Strategy 1.** The City will work with economic development partners and private landowners to market existing serviced sites through business recruitment efforts and business retention and expansion efforts.

**Strategy 2.** The City will update public facilities and master plans and develop a prioritized list of capital projects, including regional and area-wide projects that can overcome barriers to serviceability of employment lands.

**Strategy 3.** The City will evaluate alternatives to fund and leverage funding for infrastructure projects that provide serviced industrial and traded sector lands, including public-private partnerships, a possible redevelopment district, possible IFA patient capital loans, possible CDBG funds, transportation projects in the Regional STIP, and brownfields grant resources.

**Strategy 4.** The city will continue to perform area-wide analysis to determine engineering feasibility for off-site improvements to clearly identify long-term needs for off-site improvements and a feasible approach to allow for development to occur in a manner that addresses long-term infrastructure capacity issues through interim solutions where possible, and while assuring short-term capacity constraints can be addressed.

**Strategy 5.** The city will continue to evaluate opportunities for pre-authorization of development-ready sites through generic or speculative site plan review for likely site-user development scenarios to expedite the development review process.



### EXHIBIT 3

**Strategy 6.** The City will work with private landowners to assess industrial land needs, as market conditions dictate, to increase the supply of serviced lands, in a manner that doesn't result in unsustainable short-term infrastructure costs on landowners and properties absent short-term demand from potential site users. The city will continue to consider financing tools such as reimbursement districts in conjunction with IFA patient capital loans, which can facilitate infrastructure development with deferred assessments until site development occurs.

## **EXHIBIT 4**

### **Grants Pass and Urbanizing Area Community Comprehensive Plan Element 14. Urbanization Element**

#### **Addendum 2: 2014 Update**

- Section 1. Background
- Section 2. Buildable Lands Inventory Update and Adjustments for Upzoning
- Section 3. Updated Land Needs and Allocation
- Section 4. Summary of Study Areas, Suitability Analysis, and Alternatives Analysis
- Section 5. UGB Expansion Boundaries and Plan & Urban Reserve Boundaries and Plan



## EXHIBIT 4

This addendum updates the Urbanization Element of the Comprehensive Plan to reflect revised land needs, summarize the alternatives analysis, and provide the resulting UGB expansion and Urban Reserve areas and plans.

### Section 1. Background

On March 19, 2008, Josephine County adopted Ordinance 2008-001, which included a coordinated population forecast for Josephine County, including urban area forecasts for the cities of Grants Pass and Cave Junction. The ordinance included a 20-year forecast for 2007-2027 and a longer forecast through 2057. The cities of Grants Pass and Cave Junction adopted urban area forecasts consistent with the coordinated forecast. The City of Grants Pass adopted a population forecast by Ordinance 5432 in February 2008. The City of Cave Junction adopted a population forecast by Resolution 694 in February 2007.

The Oregon Office of Economic Analysis (OEA) issued new draft statewide and county forecasts in January 2013 and final statewide and county forecasts in March 2013. The OEA forecast starts with 2010 using Census data and forecasts future years through 2050.

In 2013 and 2014, Josephine County, the City of Grants Pass, and the City of Cave Junction discussed revisions to the forecasts adopted in 2008 and consulted with the Oregon Department of Land Conservation and Development (DLCD). Resolutions were adopted by the respective jurisdictions in support of a new coordinated forecast and the associated forecast methodology. (Josephine County Resolution 2013-032 in May 2013, Grants Pass Resolution 13-6075 in May 2013, Cave Junction Resolution 776 in August 2013).

In 2013 and 2014, the City Council and Board of County Commissioners also provided updated direction on a number of tasks for the Grants Pass urban area planning work. The scope of work was modified to include planning for the 20-year UGB and also a 10-year Urban Reserve; the planning periods were updated to 2013-2033 for the UGB and 2033-2043 for the Urban Reserve; the scope of work for the Urban Reserve includes infrastructure planning for the Urban Reserve areas, and the conceptual land use planning necessary for the infrastructure planning, both of which are optional under applicable statutes and administrative rules; and additional comprehensive plan map and zoning map amendments for lands within the current UGB were identified to better balance and allocate land use needs throughout the UGB as a whole. The approach and methodology was reviewed with DLCD staff throughout the update process.

This addendum to the Urbanization Element includes the following:

- A Buildable Lands Inventory (BLI) updated to the beginning of the new planning period, which reflects additional development that occurred since the original inventory.
- Identification of comprehensive plan map and zoning map amendments for lands in the current UGB, and a modified Buildable Lands Inventory (BLI) that reflects the updated inventory of buildable lands resulting after plan amendments have been applied.
- Updated land needs based on the updates to the Population, Housing, and Economic Elements of the Comprehensive Plan reflected in the addenda to the respective elements.
- A summary of study areas, land suitability analysis, and alternatives analysis that led to the UGB and Urban Reserve boundaries and plans.
- The resulting UGB expansion and Urban Reserve areas and plans.

## EXHIBIT 4

The following management agreements were also developed, but are not part of this Urbanization Element. These govern City and County coordination and responsibilities for management of the respective areas as noted below:

- **Interim Management Agreement for UGB Expansion Areas.** This agreement will govern management of lands in the UGB expansion areas for an interim period after Urban Comprehensive Plan Map designations have been applied, before urban zoning has been applied. At the earliest, infrastructure plans will need to be updated before urban zoning can be applied to most or all UGB expansion areas. During this interim period, lands within the UGB expansion areas will retain their rural zoning and be managed by Josephine County, subject to the Rural Land Development Ordinance.
- **Management Agreement for Urban Reserve Areas.** This agreement will govern management of lands in the Urban Reserve areas until lands are included in the UGB and become subject to the applicable management agreement for lands in the UGB. Lands within the Urban Reserve areas will retain their rural zoning and be managed by Josephine County, subject to the Rural Land Development Ordinance, with some additional provisions and coordination with the City as outlined in the management agreement.

### **Section 2. Buildable Lands Inventory Update and Adjustments for Upzoning.**

The original Buildable Lands Inventory (BLI) adopted as part of the Urbanization Element in 2009 is shown as Figure 2-1. The map shows vacant and partially vacant tax lots by plan designation.

#### *Buildable Lands Inventory Update*

The Buildable Lands Inventory (BLI) was updated to reflect the 2013 base year conditions corresponding with the new 2013-2033 UGB planning period. The updated BLI is shown in Figure 2-2. It shows the original buildable lands inventory with vacant and partially vacant lands shaded by plan designation, and the additional properties that developed between 2009 and 2013 are shaded in black and removed from the BLI. Acreage adjustments were made to those parcels if the development was only for a portion of a larger parcel, reflecting any remaining 'partially vacant' acreage in the inventory. The updated map has also been annotated to illustrate the amount of infill and redevelopment that would occur on other lands within the current UGB that aren't classified as vacant or partially vacant.

As a result of development between 2009 and 2013, there are approximately 92 fewer vacant acres in the Buildable Lands Inventory. Development occurred on residential, commercial, and industrial lands during that period. Table 2-1 provides the updated BLI by plan designation.



## EXHIBIT 4

Figure 2-1. Original Buildable Lands Inventory (BLI) in 2009 Urbanization Element

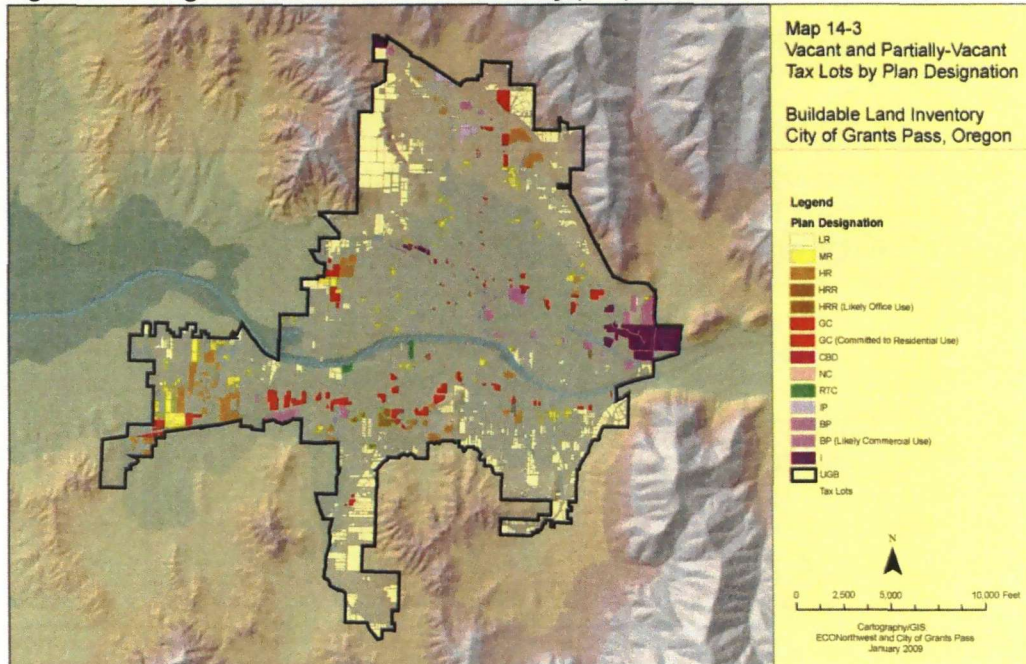
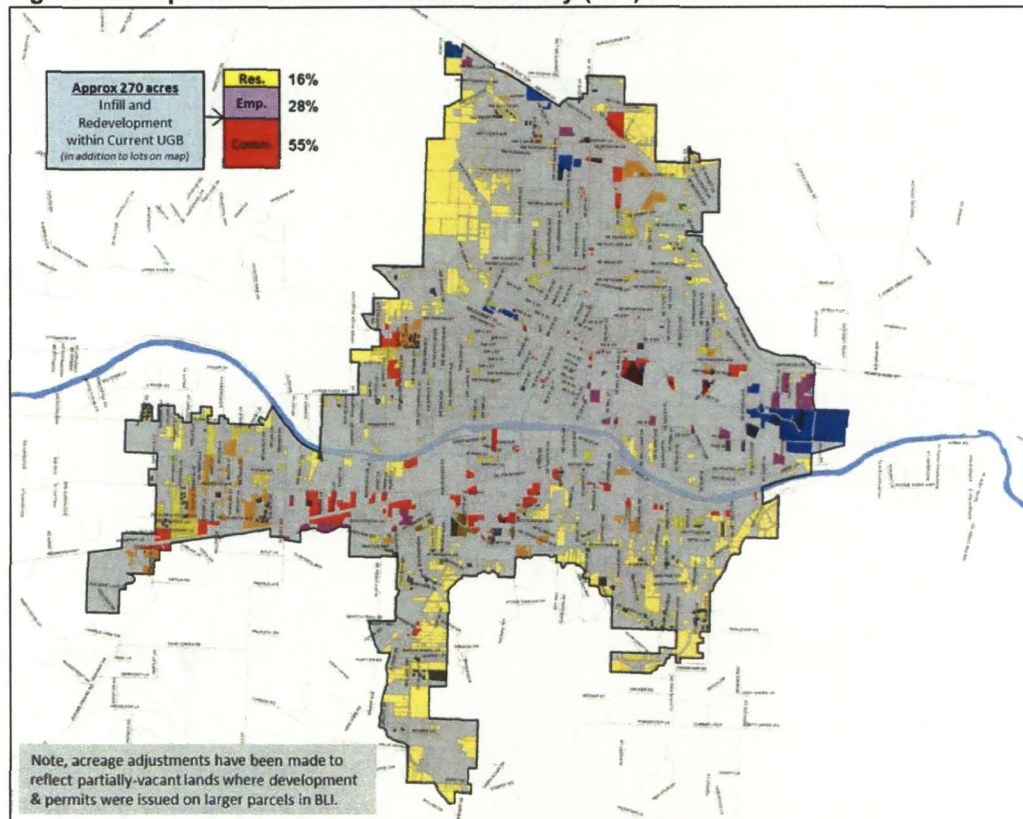


Figure 2-2. Updated Buildable Lands Inventory (BLI)



Parcels shaded in black were identified as vacant or partially vacant in the original Buildable Lands Inventory. These parcels have subsequently developed, and built acreage has been removed from the Buildable Lands Inventory.



## EXHIBIT 4

### *Adjustments for Upzoning*

Planning for the UGB and Urban Reserve requires decisions about the overall community land use patterns and which comprehensive plan map and zoning map designations are applied to properties. The land use pattern is considered for the community as a whole, not just limited to UGB expansion areas.

The Buildable Lands Inventory shows how many buildable acres are available in each plan designation within the current UGB. That determines how many additional acres needed for each plan designation must be assigned to expansion areas. If some of the current buildable land inventory is redesignated and rezoned, that affects the allocations to expansion areas.

Upzoning some buildable lands in the current UGB can accommodate more of the needed higher density designations within the current UGB, 'freeing up' additional acres of lower density designations that can be applied to expansion areas. There is the potential to upzone some properties within the current UGB to apply designations to buildable lands that relate well to their locations. For example, there are opportunities to upzone lands near major transportation corridors close to commercial and service areas and nodes. In addition, the boundaries between adjoining zoning districts in the current UGB can also be adjusted to provide more of the buildable acres in the higher plan designation. This also means additional share of lower density designations can be applied as part of the land use mix to expansion areas closer to the edges of the expanded UGB, providing a more balanced land use pattern for the community as a whole.

In addition, over the 20-year UGB planning period, without re-designation/rezoning of lands in the current UGB, there is a surplus of lower density lands in the current UGB through 2033. However, the surplus would be consumed during the Urban Reserve planning period through 2043, creating additional need during that period. Without re-designation and rezoning of lands in the current UGB, the result would be a surplus of low-density land in the current UGB, and the same need for 1,060 acres for the 2013-2043 30-year period, but a different land use pattern with more density at the outskirts. Without the redesignation and rezoning of these lands, the 1,060 acres would be allocated as approximately 530 acres in the UGB expansion areas and 530 acres in the Urban Reserve. With the resignation and rezoning, the result would be no surplus of lower-density land in the current UGB, and 1,060 acres for the 2013-2043 30-year period, with less density at the outskirts. It would be allocated as 460 acres in the UGB expansion areas and 600 acres in the Urban Reserve.

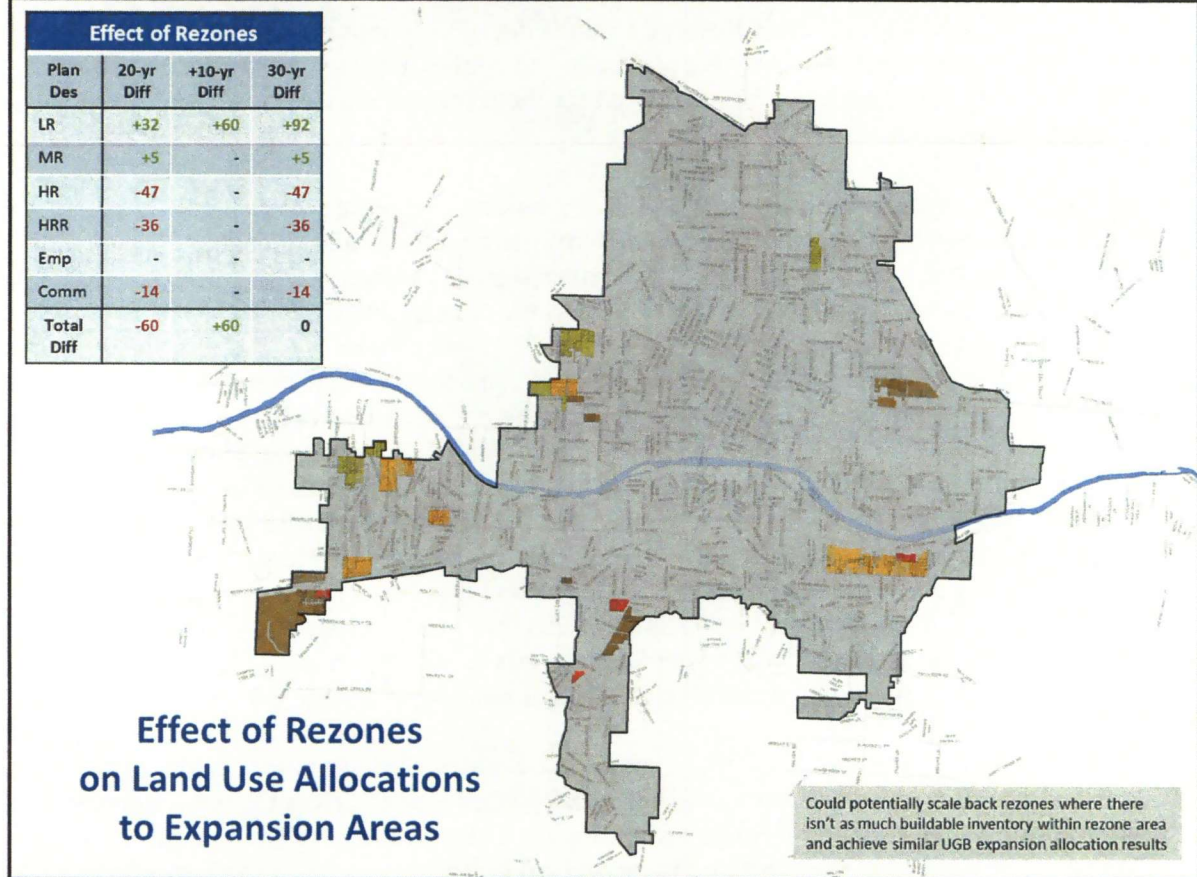
The Comprehensive Plan Map and Zoning Map amendments shown in Figure 2-3 are part of the bundle of amendments that are part of the UGB amendment. The table included within Figure 2-3 shows the net effect on the land inventory by plan designation for the different planning periods. The amendments have the effect of modifying the acreage in each plan designation of the updated buildable lands inventory. Table 2-1 shows the result of the amendments on the updated buildable lands inventory.

Section 4 provides the total land needs and additional lands needed in the UGB expansion areas and Urban Reserve areas after applying the map amendments. Without the amendments, it would be necessary to allocate a greater share of the commercial lands and higher density lands to the edges of the community in the UGB expansion areas and Urban Reserve areas.



## EXHIBIT 4

Figure 2-3. Comprehensive Plan Map Amendments and Rezones in Current UGB



**Note:** The final map amendments differ slightly from this map, but do not significantly affect the acreages in Table 2-1 or other calculations based on Table 2-1.

## EXHIBIT 4

**Table 2-1. Buildable Lands Inventory (BLI) Update, Before and After Rezones**

Plan Designation	Acres (Current UGB Before Expansion)				
	Original 2009 BLI without RZs (Figure 2-1)	Add'l Ac. Dev'd. 2009 BLI through End of 2012	Updated 2013 BLI before RZs (Figure 2-2)	Net Change to 2013 BLI w/RZs in Figure 2-3	Updated 2013 BLI w/RZs in Figure 2-3
LR	712	29	683	(90)	593
MR	117	6	112	(5)	107
HR	118	15	103	46	149
HRR	1	-	1	36	37
HRR (Office Use)	19	4	15	-	15
Employment	171	17	154	-	154
Commercial	161	23	138	14	152
Commercial (Residential Use)	4	-	4	-	4
Parks - Plan Des TBA	-	-	-	-	-
Open Space - Plan Des TBA	-	-	-	-	-
<b>Total</b>	<b>1,303</b>	<b>92</b>	<b>1,211</b>	<b>0</b>	<b>1,211</b>

**NOTES:**

- 'HRR (Office Use)' is committed to or likely to develop with office use
- 'Commercial (Residential Use)' is committed to or likely to develop with residential use
- 'Plan Des TBA' means acres for parks and open space are assigned to other plan designations based on location, and not to separate parks and open space districts
- In the current UGB, buildable acres for parks and open space are accounted for in the analysis in existing plan designations.
- Some differences in totals may occur due to rounding.
- Rezones shown in Figure 2-3 include both buildable and built acreage, differentiated with crosshatch. Acreage in Table 2-1 is buildable acres.

### Section 3. Updated Land Needs and Allocation

The Urbanization Element was adopted in 2009 and updated in 2012 with the adoption of Addendum 1. Table 3-1 summarizes the land needs resulting from the updates to the Population, Housing, and Economic Elements, and it also updates the previously adopted Urbanization Element and Addendum 1, including allocations of public and semi-public land needs. The needs are provided for the 2013-2033 20-year UGB planning period, the 2033-2043 10-year Urban Reserve planning period, and the combined 2013-2043 30-year period.

Table 3-2 summarizes how those needs are met (on vacant and partially vacant lands within the current UGB, through infill and redevelopment, in UGB expansion areas, and in Urban Reserve areas). The needs reflect the efficiency measures.

Of the 2,540 original buildable acres needed for the 30-year period from 2013-204, 1,940 acres are needed to meet the 2013-2033 20-year UGB needs, and 602 acres are needed to meet the 2033-2043 10-year needs. For the 1,940 acre 20-year needs, 1,210 will be met inside the UGB on vacant and partially vacant lands, 270 acres through infill and redevelopment, and 459 acres through UGB expansion. These acreage calculations are all based on and dependent on the identified comprehensive plan map and zoning map amendments of identified buildable lands inside the current UGB, implementation of identified efficiency measures, and infill and redevelopment. Without those, the UGB and Urban Reserve would be larger and have different land use patterns and distribution.



# EXHIBIT 4

Table 3-1. Updated Land Needs (Total Needs Not Expansion Needs)

Plan Designation Category	Use	Total Need for Vacant and Partially Vacant Buildable Lands (gross buildable acres)  (after deducting infill & redevelopment and reflecting efficiency measures)		
		2013-2033 20-Year (UGB)	2033-243 10-Year (Urban Reserve)	2013-2043 30-Year (UGB+UR)
In Residential Plan Designations	<i>Residential Use</i>	<b>1,029</b>	<b>374</b>	<b>1,403</b>
	-LR	598	217	815
	-MR	239	87	326
	-HR	144	53	197
	-HRR	48	17	65
	<i>Group Quarters</i>	<b>38</b>	<b>14</b>	<b>52</b>
	-HRR	38	14	52
	<b>Subtotal Res &amp; Group Quarters</b>	<b>1,067</b>	<b>388</b>	<b>1,455</b>
	<i>Other Uses in Residential PDs (Public/Semi-Public)</i>	<b>41</b>	<b>13</b>	<b>54</b>
	-LR	13	4	17
	-MR	9	3	12
	-HR	9	3	12
	-HRR	10	3	13
	<b>Subtotal Res, GQ, Pub in Res PDs</b>	<b>1,107</b> (Target: 1,099)	<b>401</b> (Target: 398)	<b>1,508</b> (Target: 1,497)
In Commercial Plan Designations	<i>Parks &amp; Open Space in Res. PDs</i>	<b>37</b>	<b>13</b>	<b>50</b>
	-Parks	22	6	28
	-Open Space	15	7	22
	<b>Subtotal All Uses in Residential Plan Designations</b>	<b>1,144</b>	<b>414</b>	<b>1,558</b>
	<i>Commercial Use</i>	<b>179</b>	<b>58</b>	<b>236</b>
	<i>Other Uses in Commercial PDs (Public/Semi-Public)</i>	<b>21</b>	<b>9</b>	<b>30</b>
	<b>Subtotal</b>	<b>200</b>	<b>67</b>	<b>266</b>
In Employment Plan Designations	<i>Parks &amp; Open Space in Res. PDs</i>	<b>1</b>	<b>1</b>	<b>2</b>
	-Parks	1	1	2
	-Open Space	-	-	-
	<b>Subtotal All Uses in Commercial Plan Designations</b>	<b>201</b> (Target: 203)	<b>68</b> (Target: 70)	<b>269</b> (Target: 273)
	<i>Employment Use</i>	<b>324</b>	<b>118</b>	<b>442</b>
In All Plan Designations	<i>Other Uses in Employment PDs (Public/Semi-Public)</i>	<b>2</b>	<b>1</b>	<b>3</b>
	<b>Subtotal All Uses in Employment Plan Designations</b>	<b>326</b> (Target: 328)	<b>119</b> (Target: 120)	<b>445</b> (Target: 448)
	<b>Total</b>	<b>1,671</b>	<b>601</b>	<b>2,272</b>

Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

# EXHIBIT 4

Table 3-2. Updated Land Needs and Allocations (Reflects Efficiency Measures)

Plan Designation	Total Need					Total Supply (Where/How Needs Met)				
	2013-2033 20-Year Need (Current and Expanded UGB)		2033-2043 10-Year Need (Urban Reserve)	2013-2043 30-Year Need (Current and Expanded UGB + Urban Reserve)		Without New Vacant and Partially Vacant Land Supply		New Vacant and Partially Vacant Land Supply		
	Before infill/ redev deduct.	After infill/ redev deduct.		Before infill/ redev deduct.	After infill/ redev deduct.	Infill/ Redev	Current UGB Vac/PV (afterRZ)	UGB Expan (Vac/PV)	UR	UGB Expan + UR
LR	654	-45	221	875	-45	45	683	17	221	238
MR	237		85	322			112	127	85	211
HR	155		56	211			103	5	56	61
HRR	98		36	134			1	61	36	97
Res SUB	1,144	1,099	398	1,542	1,497	45	899	210	398	607
HRR/Off	-	-	-	-	-	-	15	-	-	-
Comm	353	203	70	423	273	150	138	36	68	105
C/Res	-	-	-	-	-	-	4	-	-	-
Emp	403	328	120	523	448	75	154	176	120	296
Park*	22	22	8	30	30	-	-	22	8	30
Open Space*	15	15	7	22	22	-	-	15	6	21
Total	1,940	1,667	602	2,540	2,271	270	1,210	459	602	1,060

All Lands Meeting Need (Including Infill/Redev)	
20-Yr UGB Infill, Redev and Vac/PV)	10-Yr UR
1,940	602
2,540	

Vacant/PV Lands Meeting Need (Excluding Infill/Redev)	
20-Yr UGB New Vac/PV Only	10-Yr UR
1,669	602
2,271	

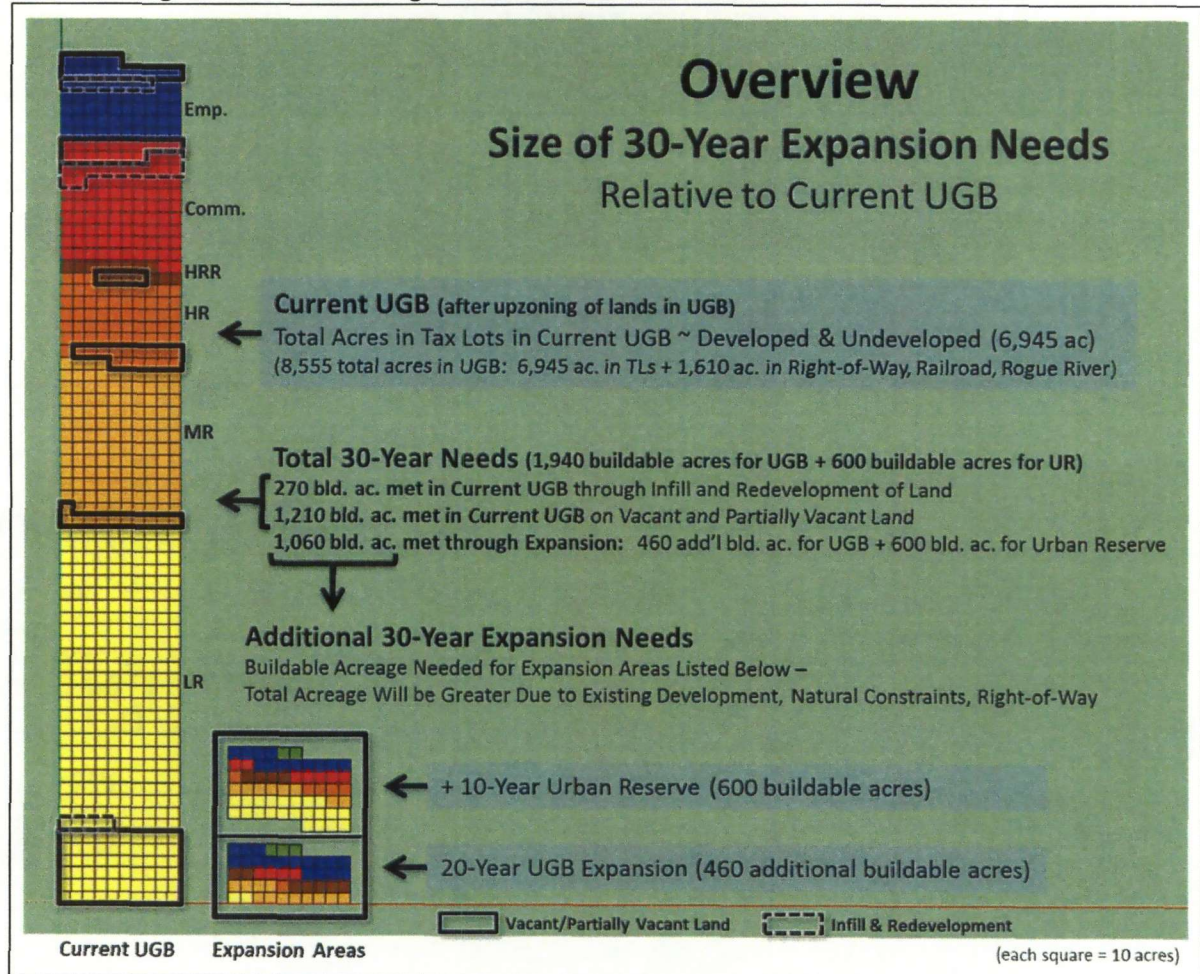
\*Park and Open Space needs will be allocated to other plan designations in the vicinity where the needs will be met



## EXHIBIT 4

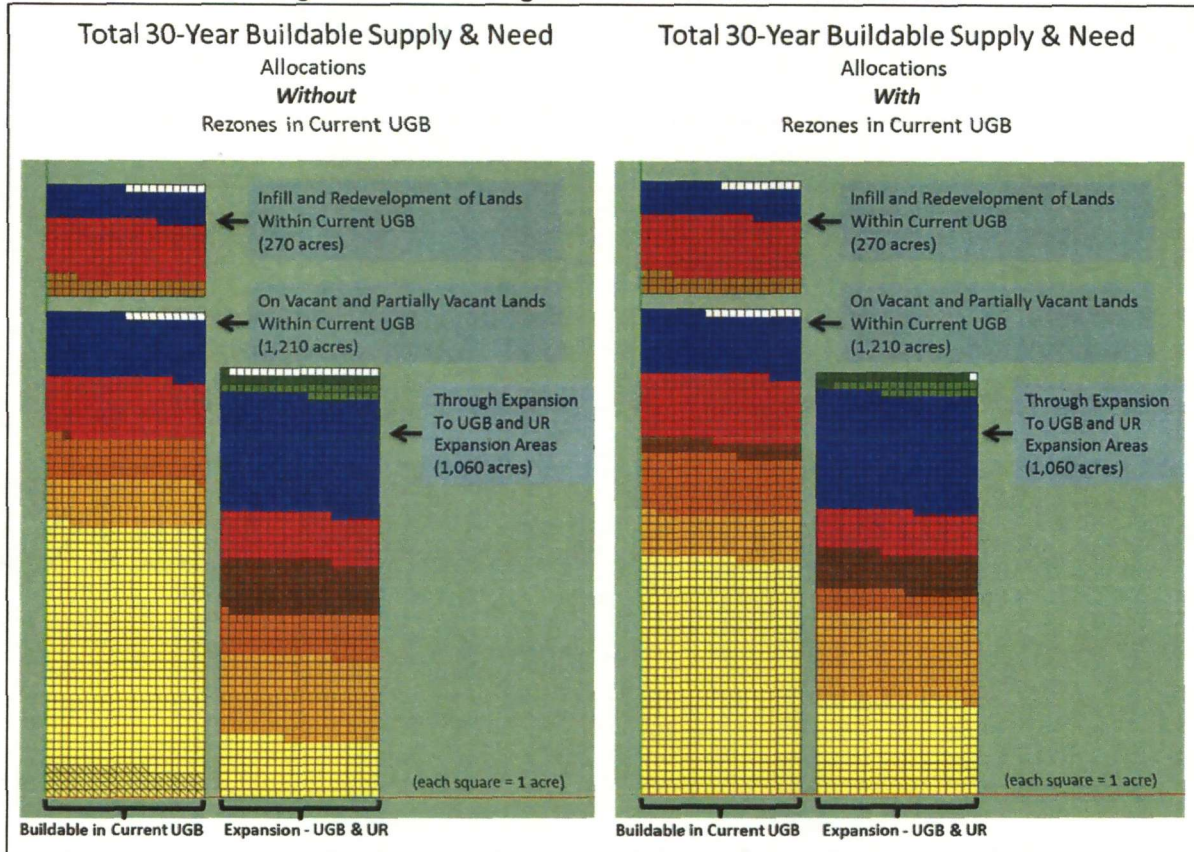
Figures 3-1, 3-2, and 3-3 illustrate the current land inventory, summarize the land needs and deficits, and identify how the needs will be met. All of the figures identify the needs which already reflect application of efficiency measures.

**Figure 3-1. Summary of Land Needs and Allocations,  
After Redesignation and Rezoning of Buildable Lands in Current UGB**



## EXHIBIT 4

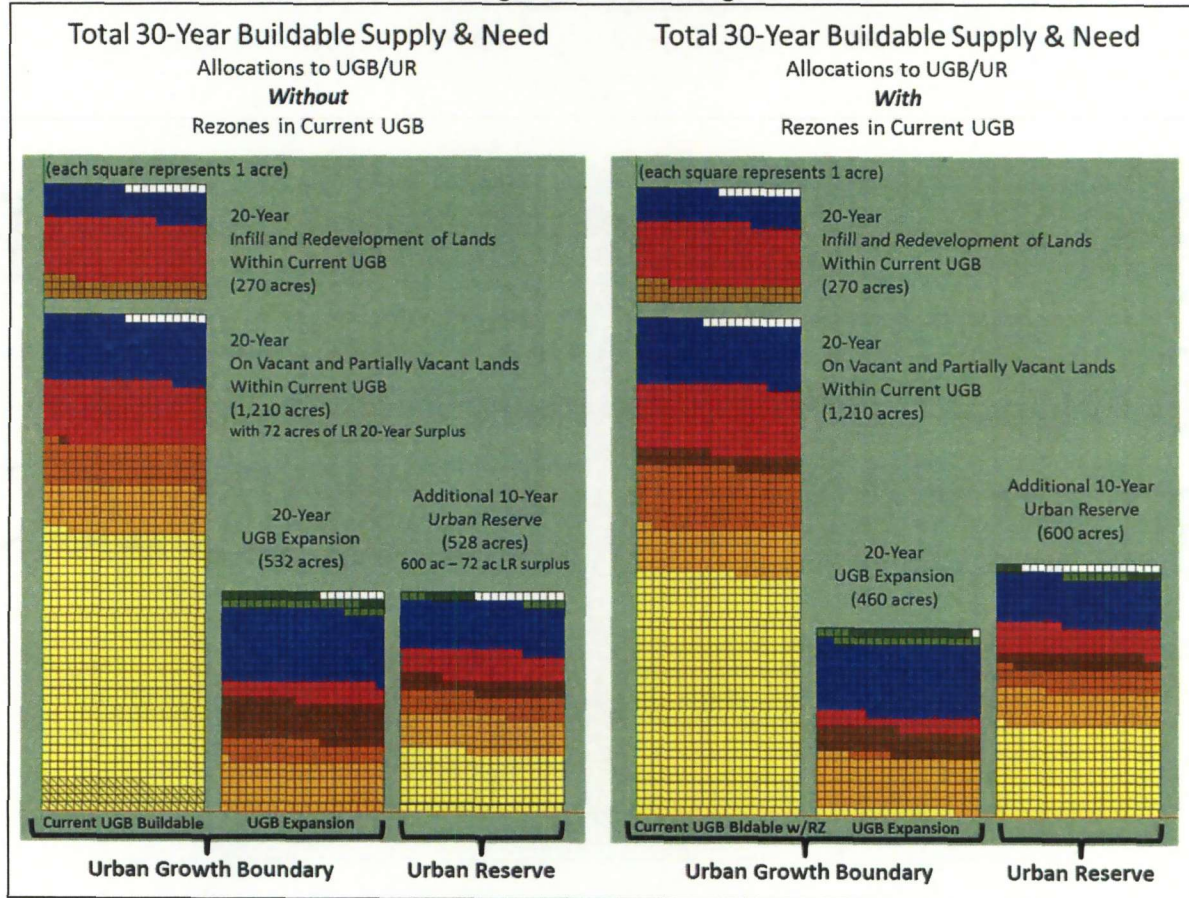
**Figure 3-2. Summary of Land Needs and Allocations to Current UGB and Expansion Areas, Before and After Redesignation & Rezoning of Buildable Lands in Current UGB**





## EXHIBIT 4

**Figure 3-3. Summary of Land Needs and Allocations to Current UGB, UGB Expansion Areas, and Urban Reserve, Before and After Re-designation & Rezoning of Buildable Lands in Current UGB**



### Section 4. Summary of Study Areas, Suitability Analysis, and Alternatives Analysis

This section includes a brief summary of the analysis performed to evaluate suitability of study areas for potential expansion for needed land uses. A more detailed discussion of the analysis is provided in the applicable adoption findings. The analysis was originally performed prior to the work that began in 2013 with the updates to the population forecast and associated updates to the Population, Housing, Economic, and Urbanization Elements. The suitability analysis remains the same. However, with the revised population forecast and the revised scope of work to include Urban Reserve lands, there were some additional issues. The updated population forecast for the 30-year period is lower (slower) than the original 20-year forecast. Therefore, the area within UGB expansion areas and the Urban Reserve is somewhat smaller than the area within the original UGB expansion proposal which was based on the needs in the 2009 Urbanization Element and Addendum 1 adopted in 2012.

Further, while the combined needs for the 30-year period are somewhat smaller than the original UGB area, the land needs must also be split into the separate 2013-2033 UGB expansion area and the 2033-2043 Urban Reserve area. Since the needs for each period must be met within each of the smaller boundary areas, these separate allocations result in somewhat less flexibility in the

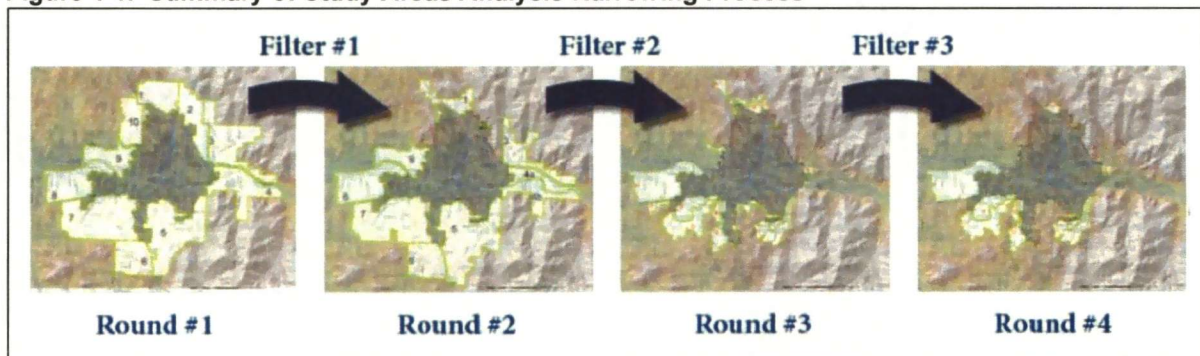


## EXHIBIT 4

overall land use pattern than could result if planning for an overall 30-year boundary (or larger 20-year boundary). In addition, the criteria and analysis for inclusion of lands within an Urban Reserve are somewhat different than the criteria for inclusion of land in the UGB. Therefore, this necessitated consideration of those separate criteria as part of the analysis, as applicable.

Figure 4-1 shows an overview of the initial study area boundaries prior to 2013 and the ‘filtering’ performed as study areas were narrowed down for further consideration through successive rounds of review that considered a variety of issues. These included regulatory issues, topography, hazards, environmental considerations, cost of service considerations, etc. Materials from that phase of the analysis provide more detail regarding the analysis and issues considered in the narrowing process. Some areas that were initially excluded for further consideration due to cost of service issues were later re-evaluated in successive rounds of review and concept development to consider other priorities, such as the need for scarce sites suitable for employment uses. As a result, some areas were subsequently added back into consideration. The narrowed study areas provided more land suitable for urbanization than was needed for the UGB expansion based on the original 2008 forecast. This meant several different alternative growth concepts could be considered within those areas. Those were developed, evaluated, and refined prior to the 2013 forecast update and revised scope of work. Those original alternatives are not included in this report, but were part of the record for the hearings in 2012 that occurred prior to the new work beginning in 2013. A more limited set of alternatives was evaluated during 2013 and 2014 based on the forecast update and revised scope of work.

**Figure 4-1. Summary of Study Areas Analysis Narrowing Process**



Study areas and subsequent subareas were numbered and reduced into smaller parts as the analysis was conducted and refined. References to study areas and subareas may differ in tables below, as noted, since some areas were further divided and/or consolidated.

A refined set of study areas was developed in 2013, corresponding to the work associated with the updated population forecast and scope of work for the UGB and Urban Reserve areas. Some study areas were reintroduced, and some additional areas were added for consideration and analysis, including areas for employment use along I-5. These study areas also contained more land than was needed for the UGB expansion areas and Urban Reserve areas based on the new forecast. The refined study areas are shown in Figure 4-2.



## EXHIBIT 4

Figure 4-2. Refined Study Areas After January 2013

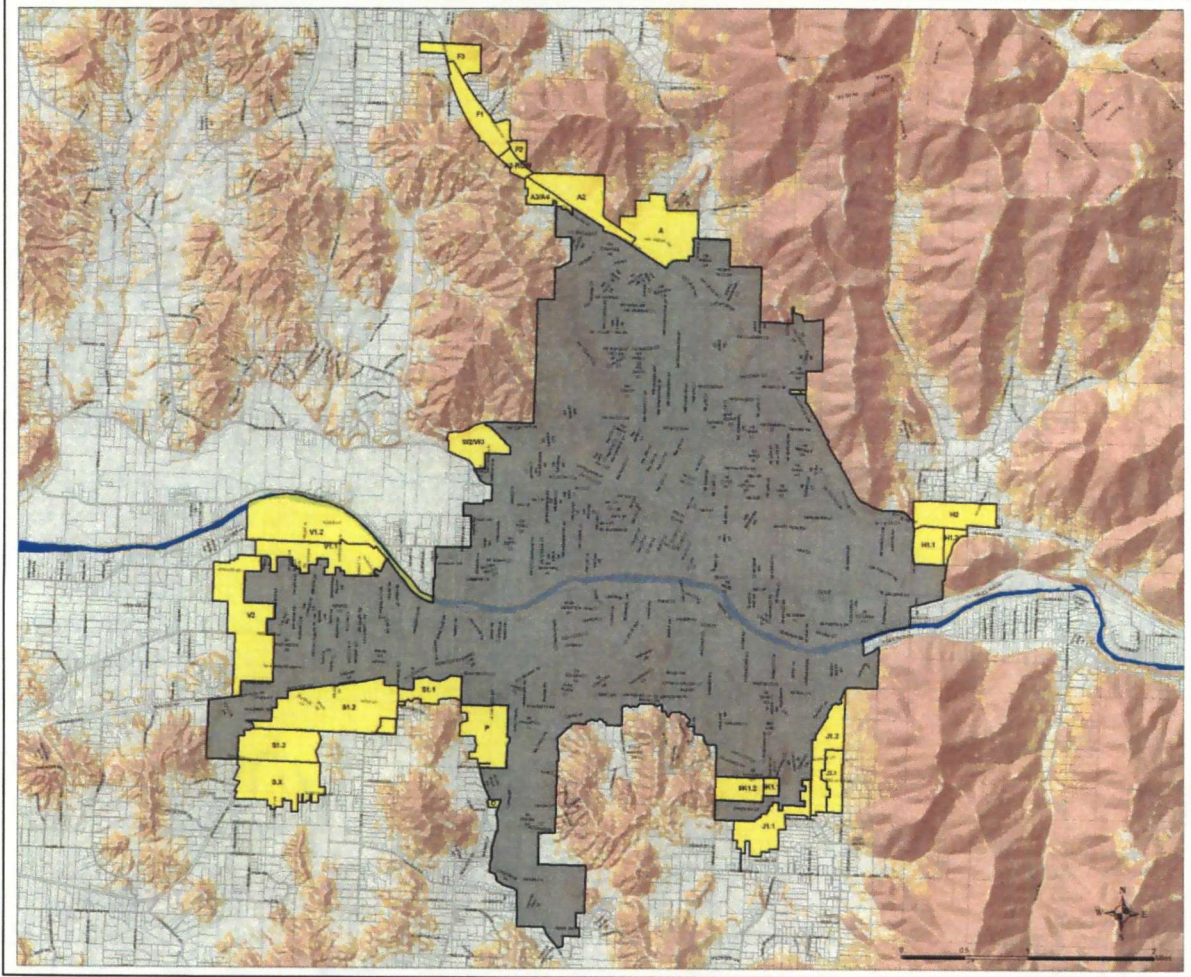
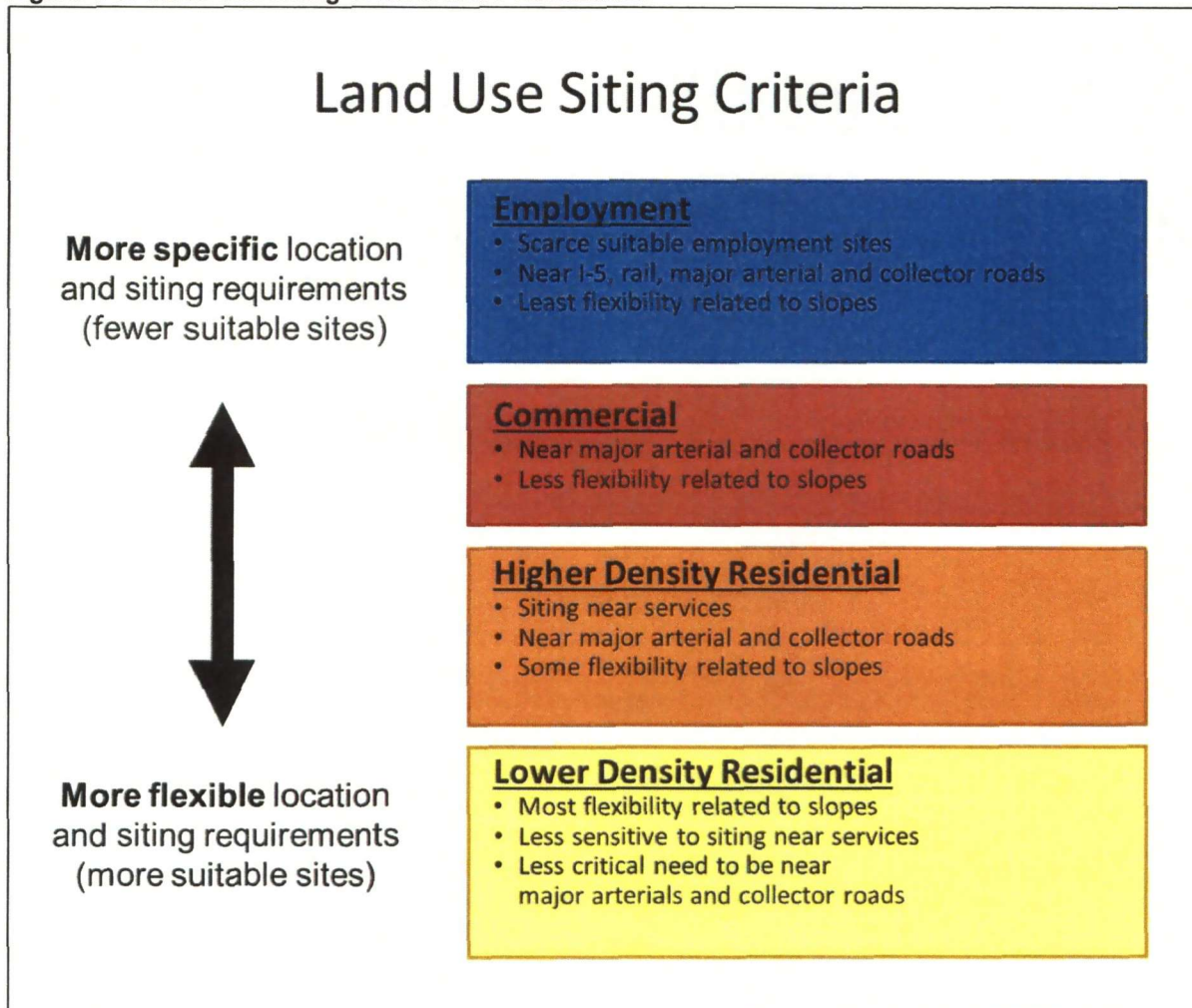


Figure 4-3 summarizes land use siting criteria and priorities that were used to evaluate areas found suitable for urban use and development. Some sites which were found to be suitable for more than one use may have been evaluated only for the prioritized uses which have more specific siting criteria due to the scarcity of such sites.

## EXHIBIT 4

Figure 4-3. Land Use Siting Criteria and Prioritization



The criteria in Figure 4-3 were applied to the refined study areas in Figure 4-2 to develop a matrix that identified the suitability and priority of lands within the study areas for needed uses and acreages.

Figure 4-4 provides the land use suitability and prioritization matrix for the study areas. Study areas at the top of the matrix were only evaluated for employment uses, study areas in the middle were evaluated for a range of uses, and study areas at the bottom were only evaluated for residential uses. The colored dots correspond to the suitability and priority of the areas for the different uses, where green is most suitable, orange is average suitability, and red means the area has some characteristics which are less suitable for the identified use. Suitability of some areas for certain uses was dependent on whether additional transportation connectivity could occur, which has a bearing on overall land use patterns and allocations.

Figure 4-4 notes the buildable acres within each study area after deducting for constraints and exiting development. For some sites that have existing employment uses, a range of buildable



## EXHIBIT 4

acreage was noted, depending on assumptions about how much of the remaining vacant land would be available for development

**Figure 4-4. Land Use Suitability and Prioritization Matrix for Study Areas**

Expansion Area Need and Priority (based on location suitability factors, scarcity of suitable site supply, etc.)  
(For some areas, only portions of the entire area may be suitable for some of the identified land uses).

Need (after R2s)	Acres			Non-Residential Uses			Residential Uses				Park & Open Space	
	Poly Acres	TL Acres	Bld Acres	Employment	Commercial	Office Only	Higher Density	High Density	Moderate Density	Low Density	Park	OS
20-yr UGB			459	176	36		61	5	127	17	22	15
+10-yr UR			602	120		68	36	56	85	221	8	6
30-yr Total			1,060	296		105	97	61	211	238	30	21

Area	Acres			Non-Residential Uses			Residential Uses				Park & Open Space	
	Poly Acres	TL Acres	Bld Acres	Employment	Commercial	Office Only	Higher Density	High Density	Moderate Density	Low Density	Park	OS
A	147	132	98									
M1-rev	46	43	40									
M2	84	65	33-40									
A2	100	64	51									
A3/A4	27	19	16									
F1	81	36	16-21									
F2	12	12	0									
F3	47	42	20									
S1.1	51	51	44									
S1.2	225	208	163									
S1.3	100	92	76									
V2	198	189	163									
P	98	94	68									
V1.1	128	116	91									
V1.2	213	165	88									
W2/W3	68	56	48									
J1.2	82	79	64									
I/K1.1	11	10	9									
O	4	3	2									
I/K1.2	45	43	39									
J1.1	88	79	57									
X	2	1	1									
G1.1	10	10	7									
J2/L												
S.A	340	128	100									

\* Only with direct street connectivity to the highway  
 \*\* To be located in or near westerly areas that are included for new residential development  
 \*\*\* Designated for this area in adopted Parks & Recreation Master Plan

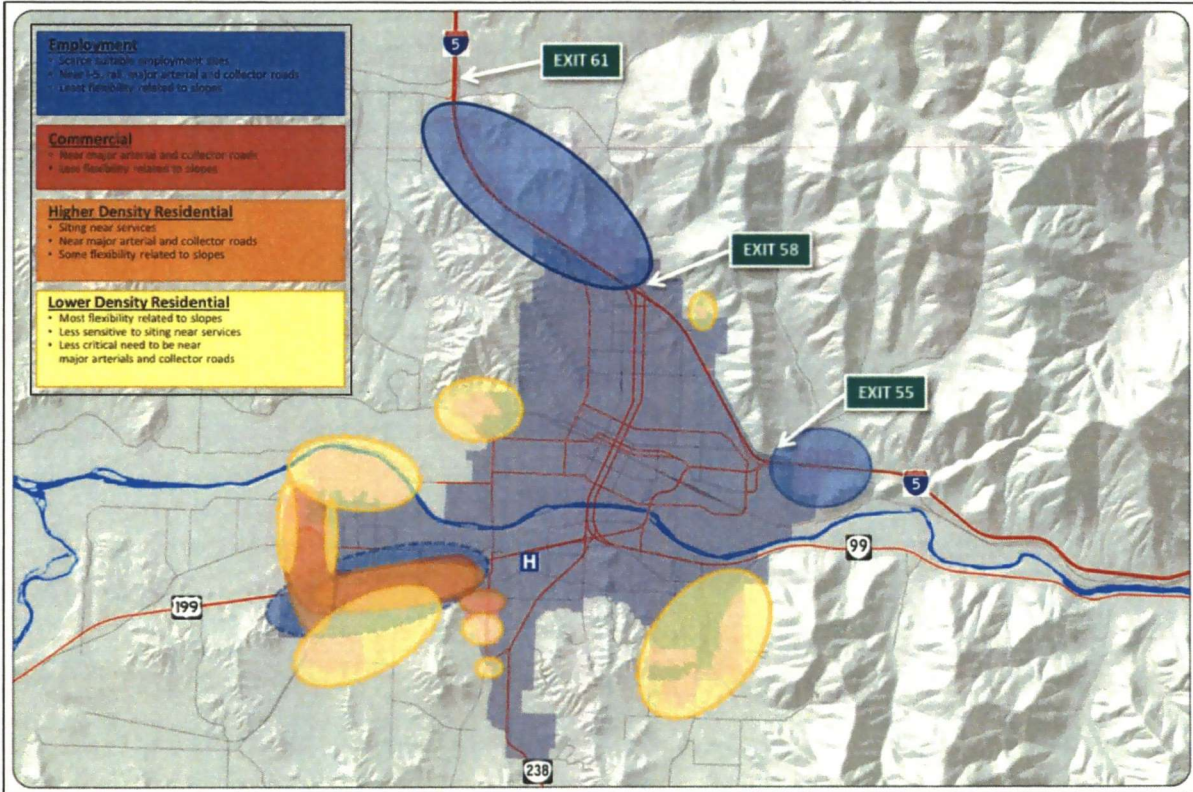
**Note:** This land use suitability and prioritization matrix is for illustrative purposes. The area designations in this figure correspond to the designations on the study area refinement map in Figure 4-5 below. These study areas were subsequently subdivided into smaller units for analysis purposes to develop revised boundary and land use alternatives, and those smaller areas were subsequently reconsolidated into revised boundaries of contiguous areas. Those consolidated and/or reconfigured study area designations are used in Section 5. They are provided in Figure 5-2 below and correspond to the maps in Section 5 below.

Figure 4-5 provides an illustrative diagram of this information as applied to the study areas, where the colors correspond to the categories in Figure 4-3. Sites along I-5 are prioritized for employment uses that rely on I-5 access for shipping to external markets. Sites located away from major commercial and service corridors, in steeper areas, and in or near flood hazards are identified for lower and moderate density residential use. Flatter sites near major commercial and service corridors and nodes are suitable for a variety of uses; the land use patterns in those areas need to accommodate multiple uses, configured to prioritize the siting needs and land use and transportation relationships of uses with the most sensitive siting requirements.



## EXHIBIT 4

Figure 4-5. Diagram of Land Use Prioritization and Suitability of Study Areas



## Section 5. UGB Expansion Boundaries and Plan, Urban Reserve Boundaries and Plan

### Background and Overview

This section provides the maps of the preferred alternative selected for the UGB expansion boundaries and the Urban Reserve boundaries. It also provides land use allocations to the areas.

#### *UGB Expansion Boundaries and Planning Summary*

Consistent with the Oregon Administrative Rules (OARs) for Urbanization and Transportation Planning, the Comprehensive Plan Map designations will be applied for the UGB expansion areas concurrent with the boundary designation. Rezoning of the lands will not occur until a later time, and they will be managed by Josephine County under rural zoning and the Rural Land Development Code, subject to coordination specified in the Interim Intergovernmental Agreement (IGA) for the UGB Expansion Areas. Rezoning of most areas will not occur until the Transportation System Plan has been updated to reflect the necessary planning and mitigation associated with the rezoning of the lands. There will also be a policy decision about the timing of rezones for the expansion areas, whether: (1) to apply urban zoning to all expansion area lands all at one time, to be managed like the current UGB, or (2) phase in urban zoning only as additional lands are needed, or (3) something in between.



## EXHIBIT 4

### *Urban Reserve Boundaries and Planning Summary*

State law allows for planning for urban reserves for a period 10 to 30 years beyond the 20-year UGB planning period. The City has elected to plan for Urban Reserves for a period 10 years beyond the 20-year UGB planning period. Consistent with OARs, lands with the Urban Reserve areas will retain their rural zoning until lands are included within the UGB. Lands within the Urban Reserve will be managed by Josephine County under rural zoning and the Rural Land Development Code, except as modified by, and subject to coordination specified in the Intergovernmental Agreement (IGA) for the Urban Reserve. In accordance with elective authority provided in the OAR, the City has elected to conduct infrastructure planning for the eventual provision of services to the Urban Reserve areas, so infrastructure installed to serve other areas prior to inclusion of Urban Reserve lands will initially be sized appropriately so it can be extended without significant upsizing and replacement costs when it is time to serve the Urban Reserve areas.

As a result, conceptual land use planning for future land use was conducted for the Urban Reserve areas to facilitate necessary modeling for public facilities plans, including transportation, water, sewer, and stormwater. This is based on the identified needs. Some Urban Reserve areas are planned predominantly for a single land use, so there are no different allocations of plan designations within the areas. Other areas must accommodate a range of land uses. (*See Figure 4-5*). In those areas there are different alternatives for land use patterns and transportation connectivity that could meet the identified needs.

Rather than provide a single, definitive plan for the Urban Reserve areas that has the same meaning as the Comprehensive Plan map designations for lands within the UGB, these concepts are intended to be conceptual in nature to provide sufficient information to plan for future infrastructure and evaluate transportation and infrastructure alternatives. They are also intended to provide a comprehensive overview of land use needs to ensure there is sufficient guidance so that incremental expansions of the UGB do not result in consumption of higher priority lands which have more specific siting requirements by uses which have more flexible siting requirements.

Finally, the following background is provided solely to inform how future planning efforts could still potentially delay the timing for expansion into Urban Reserve areas and affect the land use allocations needed in those areas. In 2008, as part of the UGB planning process, the City undertook a planning process for the downtown area, including the area between the historic district and the Rogue River. This was to be the first phase of a multi-phase downtown planning process that would have accommodated more infill and redevelopment, including retail, office, and housing, in the core downtown area. This strategy would have enabled a smaller expansion area and accommodation of more residential density in the core downtown area. As a result, this would also have lessened the extent of new infrastructure extensions needed for expansion areas. A final draft plan went through public hearings. This plan was focused on a smaller geographic area than the initial plan concepts, and it focused on the area north of the river. Further, it removed several elements from earlier concepts for which there wasn't public support.



## EXHIBIT 4

Issues associated with the plan became contentious, with strong opinions and testimony expressed both for and against adoption. In 2008, the plan, with additional revisions, was adopted by the City Council by a 6-2 vote, vetoed by the Mayor, and the veto overridden by the City Council by a 6-2 vote. A referendum petition was filed and the necessary number of signatures was gathered to place the ordinance before city voters. The City Council approved a motion to reconsider the ordinance before it went into effect, and the ordinance was denied on a revote before it went to a ballot. Much of the concern related to perception of cost and funding strategies for the plan, although plan adoption did not commit any funding; however, the City Council was concerned about the potential perceptions and effect on a public safety levy that would have been on the same ballot.

The reason this background is included is simply to note that if the City subsequently decides to pursue this type of planning again in the future, it could have some beneficial effects: it could delay the need to expand the UGB into the Urban Reserves and extend infrastructure, and it could result in a greater share of the allocation of uses such as retail, office, and higher-density housing into the core downtown area rather than the Urban Reserve areas when such expansion is needed. While past efforts could have previously affected allocations to UGB expansion areas, future efforts would only affect the Urban Reserve areas.

The efficiency measures adopted as part of this work still provide for infill and redevelopment, but to a lesser extent than would result from downtown planning. Well in advance of the need to expand into Urban Reserve areas, the City might wish to reconsider downtown planning efforts of this nature in the future, and re-evaluate the land needs for expansion into the Urban Reserve areas at that time. Further, either as part of future periodic review, or through a separate, independent review, the City may wish to evaluate the effectiveness of its efficiency measures or new efficiency measures to delay the need for expansion into Urban Reserve areas and to further affect the land uses needed in the those expansion areas.

Past planning efforts and efficiency measures have already enabled the current Urban Growth Boundary to accommodate a larger population than it was originally planned to accommodate.

### **UGB and Urban Reserve Boundaries and Land Use Allocations**

The land needs information summarized in Section 3 and the suitability analysis summarized in Section 5 were used together to develop the UGB expansion and Urban Reserve boundary locations and allocate the land use allocations to those areas. To facilitate refinement of the boundaries and allocations, the study areas were divided into smaller units to develop alternatives. This allowed some larger study areas that were previously allocated entirely to the UGB to be split into smaller areas along logical boundaries, with part in the UGB and part in the Urban Reserve, or with part excluded from the boundaries. Once the preferred alternative was developed, the contiguous areas were subsequently recombined. Those area designations are used in the tables and maps in this section.

The map presented as Figure 5-1 shows the UGB expansion area boundaries and the Urban Reserve boundaries. The following are noted:



## EXHIBIT 4

### *Employment Lands*

- As outlined in the Addendum 1 to the Economic Element, the actual employment site acreage in the UGB and Urban Reserve areas is less than the potential employment site acreage that could be included, based on the City's revised Economic Opportunities Strategy presented in the Economic Element Addendum 1 update.
- Area H1.1 was originally discussed for inclusion in the UGB, and subsequently proposed for inclusion in the Urban Reserve to facilitate infrastructure planning and sizing for the other adjacent employment lands that are already in the UGB to facilitate future extension into this area. Area H1.1 has subsequently been removed from consideration for inclusion in the Urban Reserve due to some of the criteria related to inclusion of land based on the priorities in applicable Oregon Administrative Rules (OAR) and the presence of resource land within the area, as discussed further in the Economic Element Addendum 1. The criteria for inclusion of lands in the UGB and in Urban Reserves differ. With the exclusion, the Economic Opportunities strategy update summarized in the Economic Element Addendum 1 provides for removal of this area from the Urban Reserve and reducing the employment land acreage rather than re-allocating to a different location.
- The table presented below in Figure 5-2 shows the original employment land need at the top of the table, and it shows the reduced sum of buildable acres for employment land in the UGB and Urban Reserve provided in the map presented as Figure 5-1.

### *Minor Reallocations for Split Properties*

- The final map includes minor re-allocations from Urban Reserve to UGB for some small areas where some parcels are split by the current UGB and have the majority of the acreage within the current UGB. Inclusion of the balance of the acreage in the UGB is minor in nature, and prevents some parcels from being split between the UGB and Urban Reserve.

### *30-Year Totals*

- While the combined 30-year needs are allocated in accordance with total 30-year needs, there are some topographic, site suitability, and boundary considerations where some uses are not precisely allocated between the respective 20-year UGB and 10-year Urban Reserve boundaries, as it would be necessary to skip over some areas and include further outlying areas to precisely achieve the allocation between the boundaries. These are generally minor differences in allocations. Part of this results from the surplus of lower-density lands in steeper areas in the current UGB that can't be re-designated to higher density designations.

### *Reallocation*

- Consistent with the Urbanization Element, a portion of the identified need for lower-density designations can instead be met with moderate-density designations on flatter lands to achieve the additional calculated efficiencies needed. The allocations in Figure 5-2 reflect the reallocation. (The table still shows the need as the low-density designation, but the allocations to areas show this is met through the moderate-density designation).



## EXHIBIT 4

Figure 5-1. UGB Expansion Areas and Urban Reserve Areas

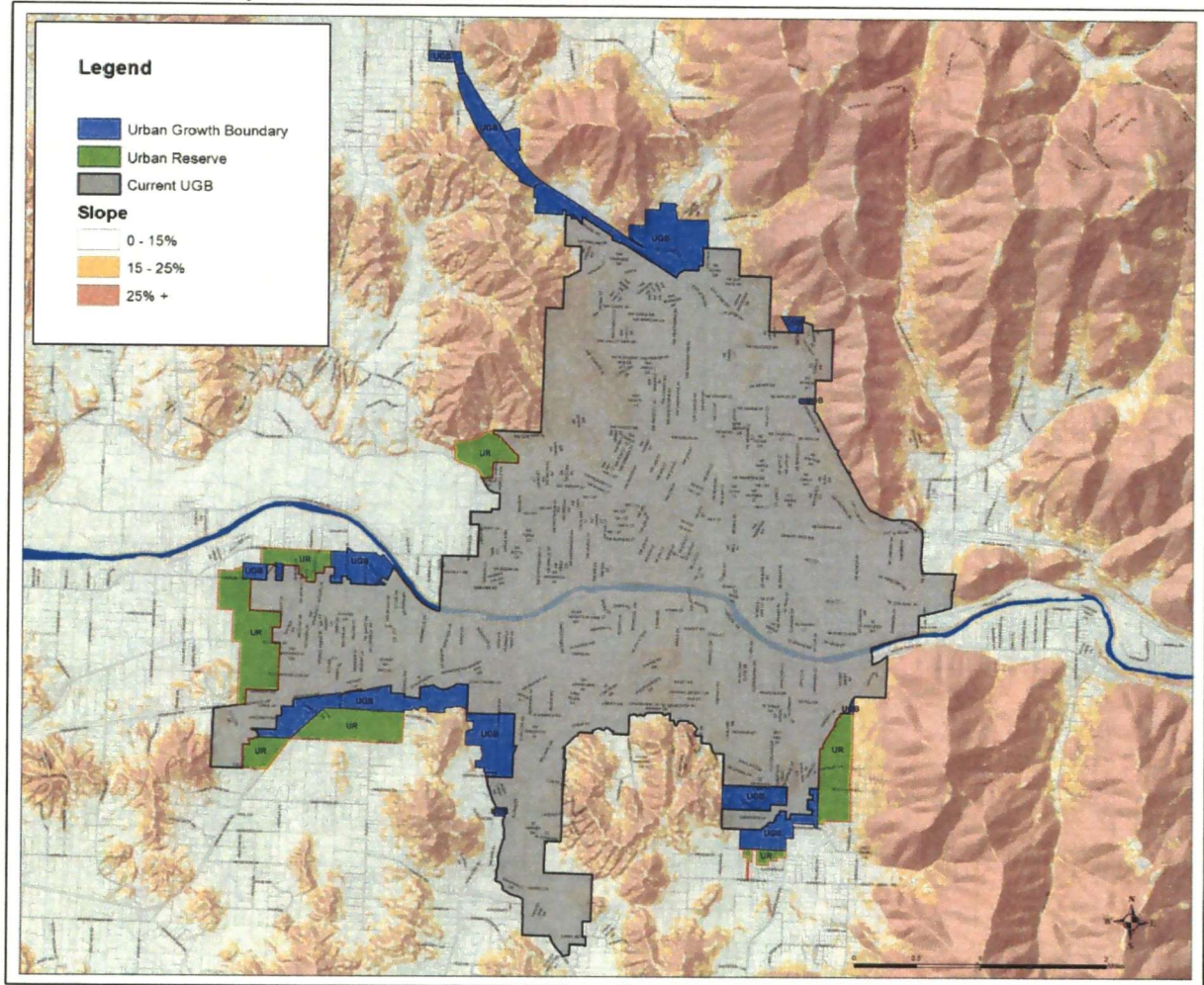


Figure 5-2 is presented in the same format as Figure 4-4; however, it also provides the allocation of buildable acres by plan designation to each UGB expansion area and Urban Reserve area. (Other study areas which are not included have been removed from the table).



# EXHIBIT 4

Figure 5-2. UGB and Urban Reserve Land Use Needs and Allocations

Land Use Designation Allocations													
Need	Need (after R2s)	Acres				Non-Residential Plan Designations				Residential Plan Designations			
		Poly Acres		TL Acres		Employment		Commercial		Office/Res.		Higher Density	
		20-Yr UGB	30-Yr Total	20-Yr UGB	30-Yr Total	UGB	UR	UGB	UR	UGB	UR	UGB	UR
						176	120	36	68	61	56	5	36
						1,060	1,060	105	p/o Comm	211	85	17	221
						296				61		238	

Expansion Area Supply	Area	Acres		Included Bid Acres		Non-Residential Plan Designations		Office/Res.		Residential Plan Designations		Low Density	
		Poly Acres	TL Acres	UGB	UR	Employment	Commercial	UGB	UR	Higher Density	UGB	UR	UGB
		174	151	114	114	112							
Residential Use Only	A/A3/A4	46	43	40	21	21							2
	H1.1	81	36	21	9	9							
	F1	16	10	9	9	9							
	F3W+ROW	165	155	130	130	21	46	3	30	3	14	37	10
	S1.1	120	114	86	86	27							
	S1.2	43	37	27	27	13							
	S1.3W	15	15	14	14								
	V2.1	183	177	147	147								
	V2.2	98	94	68	68								
	P	69	64	49	49								
Expansion Area Supply	V1.1E	54	49	39	39								
	V1.1C	5	3	3	3								
	V1.1SW	68	56	48	48								
	W2/W3	70	64	44	44								
	J1.1	124	120	96	96								
	J1.2	18	15	13	13								
	J1.3	56	53	48	48								
	I/K	4	3	2	2								
	O	2	1	1	1								
	X	10	10	7	7								
	G1.1	1,421	1,270	1,006	510	456	966	163	40	46	16	43	43
	SUM							(13)	(80)	10	37	10	37
	UGB/UR Surplus/Deficit							(13)	(80)	10	37	10	37
	UGB+UR 30-Year Surplus/Deficit							(93)	(93)	(13)	10	8	(8)

Commercial + Office/Res			
Commercial	46	59	105
Office/Res	10	(9)	
SUM	46	59	105
UGB/UR Surplus/Deficit	10	(9)	
UGB+UR 30-Year Surplus/Deficit	10	(9)	

## EXHIBIT 4

The Comprehensive Plan doesn't include specific Parks and Open Space plan map designations, since new parks and open space typically occur in other plan designations in the general vicinity where they are needed, without identification of specific sites by plan designation. The excerpt below shown as Figure 5-3 includes notes that identify the plan designations to which Parks and Open Space needs are allocated within the different areas based on locational needs.

**Figure 5-3. Park and Open Space Allocations to Plan Designations**

Land Use Designation Allocations

Need	Area	Acres		Bld Acres			Park & Open Space Designations			
		Poly Acres	TL Acres	UGB	UR	Total	Park		OS	
							UGB	UR	UGB	UR
	20-Yr UGB			459	602	1,060	22	8	15	6
	30-yr Total			1,060		1,060	30		21	

Expansion Area Supply	Area	Acres		All Uses & Plan Designations			Park & Open Space Designations*					
		Poly Acres	TL Acres	Bld Acres	Included Bld Acres			Park		OS		
					UGB	UR	Total	UGB	UR	UGB	UR	
Emp Only	A/A3/A4	174	151	114		114						
	H1.1	46	43	40								
	F1	81	36	21		21						
	F3W+ROW	16	10	9		9						
	S1.1	165	155	130		130	7		4		*7 Park acres in UGB: 6 ac as HRR, 1 ac. as Comm, 4 OS acres in UR as MR	
Range of Uses	S1.2	120	114	86		86				2	*2 OS acres in UR as MR	
	S1.3W	43	37	27		27						
	V2.1	15	15	14		14						
	V2.2	183	177	147		147						
	P	98	94	68		68	15		7		*8 Park acres in UR: 7 ac as HRR, 1 ac as Comm., 4 OS ac. In UR as MR *15 Additional Park ac. in UGB as MR per plan, 7 OS ac in UGB as MR	
	Residential Use Only	V1.1E	69	64	49		49					
		V1.1C	54	49	39		39					
		V1.1SW	5	3	3		3					
		W2/W3	68	56	48		48					
		J1.1	70	64	44		44			4		*4 OS acres in UGB as MR
J1.2		124	120	96		96						
J1.3		18	15	13		13				1	*1 OS acre in UR as MR	
I/K		56	53	48		48						
O		4	3	2		2						
X		2	1	1		1						
G1.1	10	10	7		7							
SUM		1,421	1,270	1,006	510	456	22	8	15	6		
UGB/UR Surplus/Deficit							30		21			
UGB+UR 30-Year Surplus/Deficit												

The map with the land use designations for the UGB expansion areas is presented in Figure 5-4. This map reflects the calculations for the UGB expansion areas calculated in Figure 5-2.

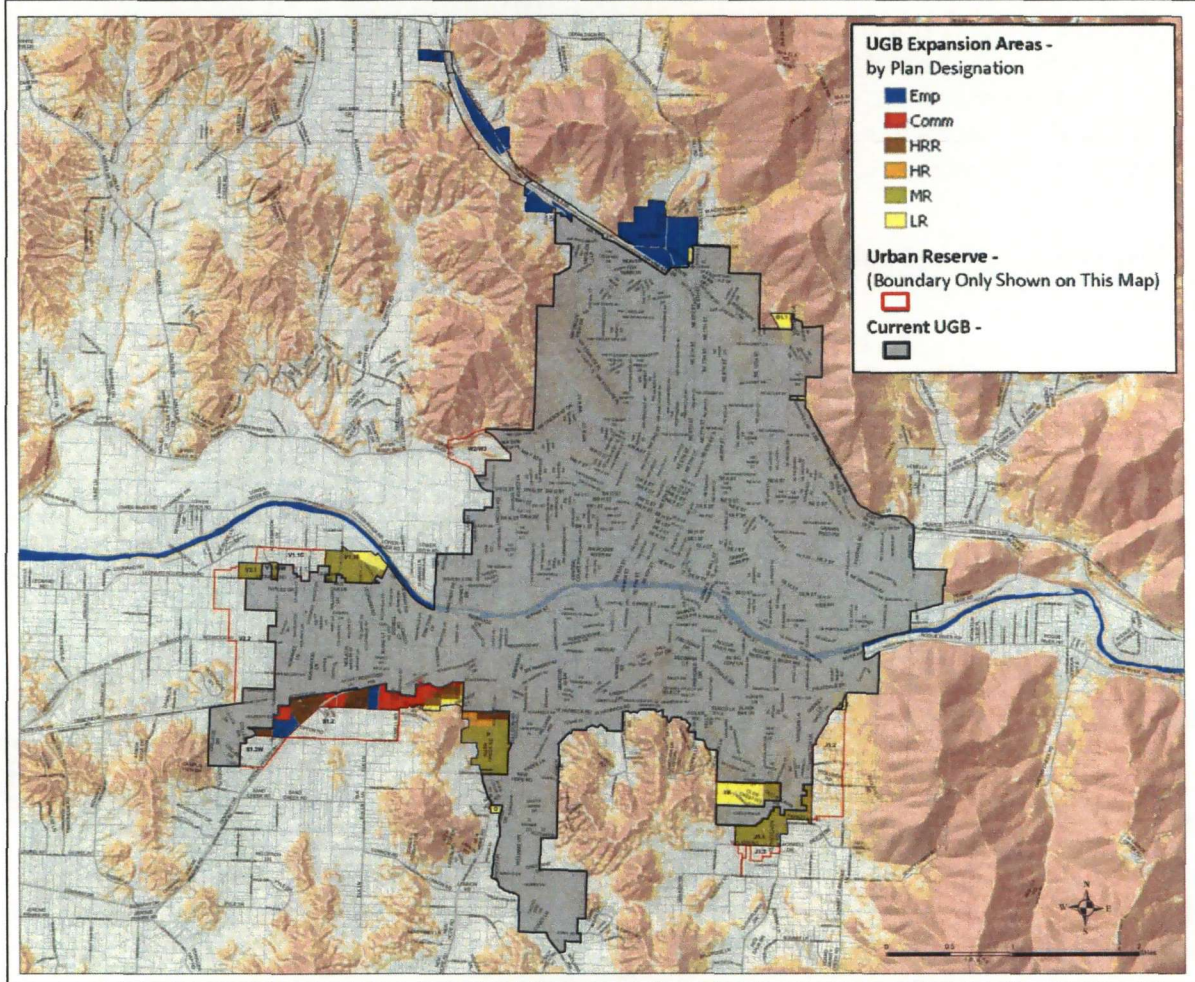
The maps with the land use concepts for Urban Reserve areas are presented in Figure 5-5 and 5-6. As noted in the *Background and Overview* part of Section 5, the conceptual land use allocations to the Urban Reserve areas are for the purpose of facilitating infrastructure planning by identifying future direction, location, intensity, and type of growth for which infrastructure must be sized. They are not intended as property-specific comprehensive plan land use maps with the same meaning as the designations inside the UGB. The needed buildable acres for the Urban Reserve areas identified in Figure 5-2 could potentially be reallocated within each of the respective areas in different configurations from those shown in the map, and those decisions will need to be made when Urban Reserve lands are included in the UGB.

Figures 5-5 and 5-6 only differ in respect to different land use concepts in the southwest area depending on whether a new Redwood area transportation connection would occur. These concepts provide alternative land use concepts to evaluate transportation alternatives through the transportation planning process.



## EXHIBIT 4

Figure 5-4. UGB Expansion Area Land Use Designations



As further noted in the *Background and Overview* part of Section 5, prior to inclusion of Urban Reserve lands in the UGB, the City is advised to conduct a future update of the land needs analysis to evaluate the effectiveness of efficiency measures and any subsequent infill and redevelopment efforts for the core downtown area that may delay the need for expansion into Urban Reserve areas or affect the land use allocations to those areas, especially in those areas with land uses that could be accommodated in the core downtown area.

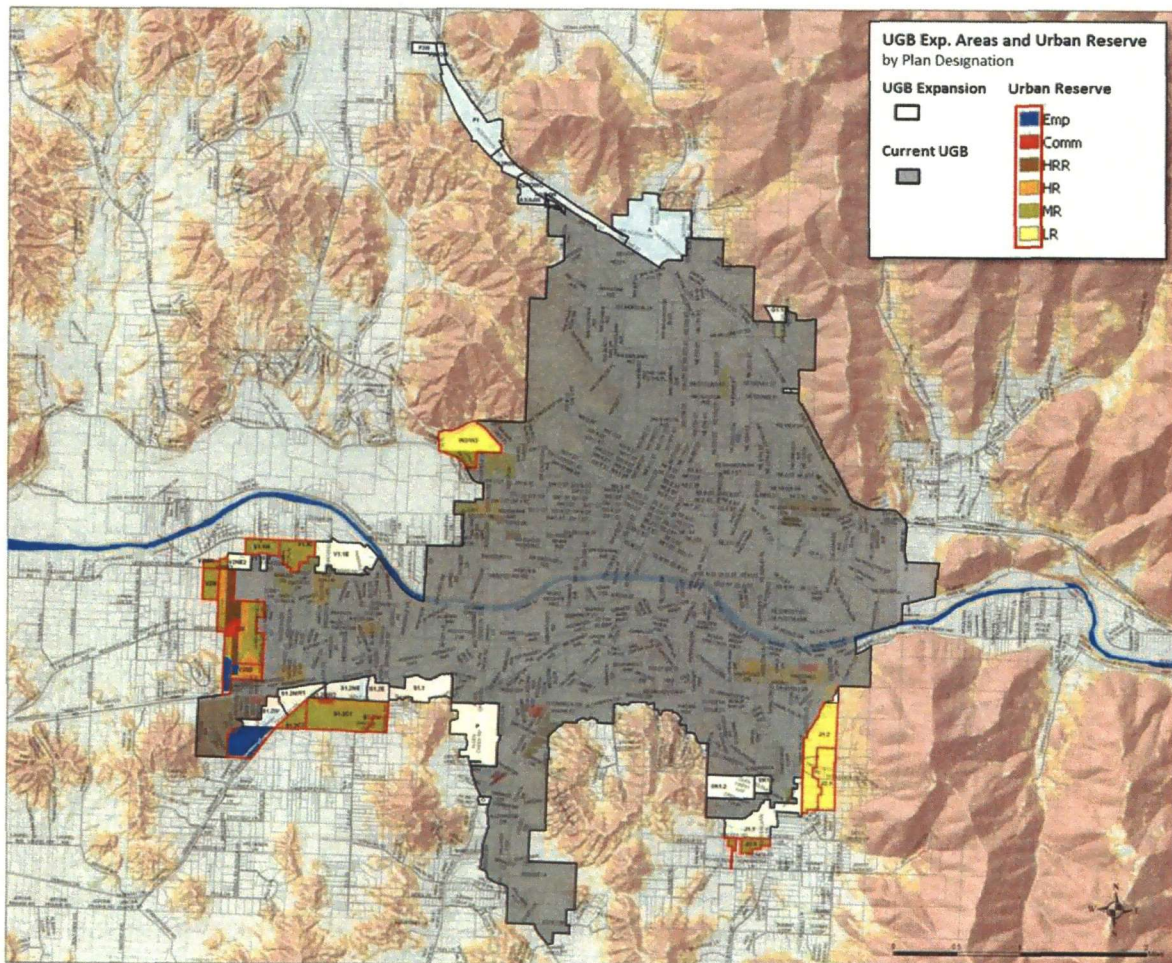
The maps developed as Figures 5-5 and 5-6 assumed implementation efficiency measures associated with the Neighborhood Center plans were applied to the southwest Urban Reserve areas. These plans allowed the Urban Reserve allocations to include a greater share of lands with moderate density residential designations and a lesser share of higher density residential designations. Without implementation of Neighborhood Center plans in the southwest areas, the maps shown in Figures 5-5 and 5-6 show more moderate density residential and less higher density residential lands than the identified needs in Figure 5-2. Absent those plans, infrastructure planning should account for the acreage allocations listed in Figure 5-2, in the



## EXHIBIT 4

general land use patterns and configurations provided in Figures 5-5 and 5-6. To the extent possible, modeling should be based on land use allocations for fewer, larger study areas that could provide more flexibility for different alternative configurations of the same land use allocations within the study areas, rather than allocating specific land uses to more, smaller study areas that would indicate more specific, less flexible configurations of the land use allocations covering the same area.

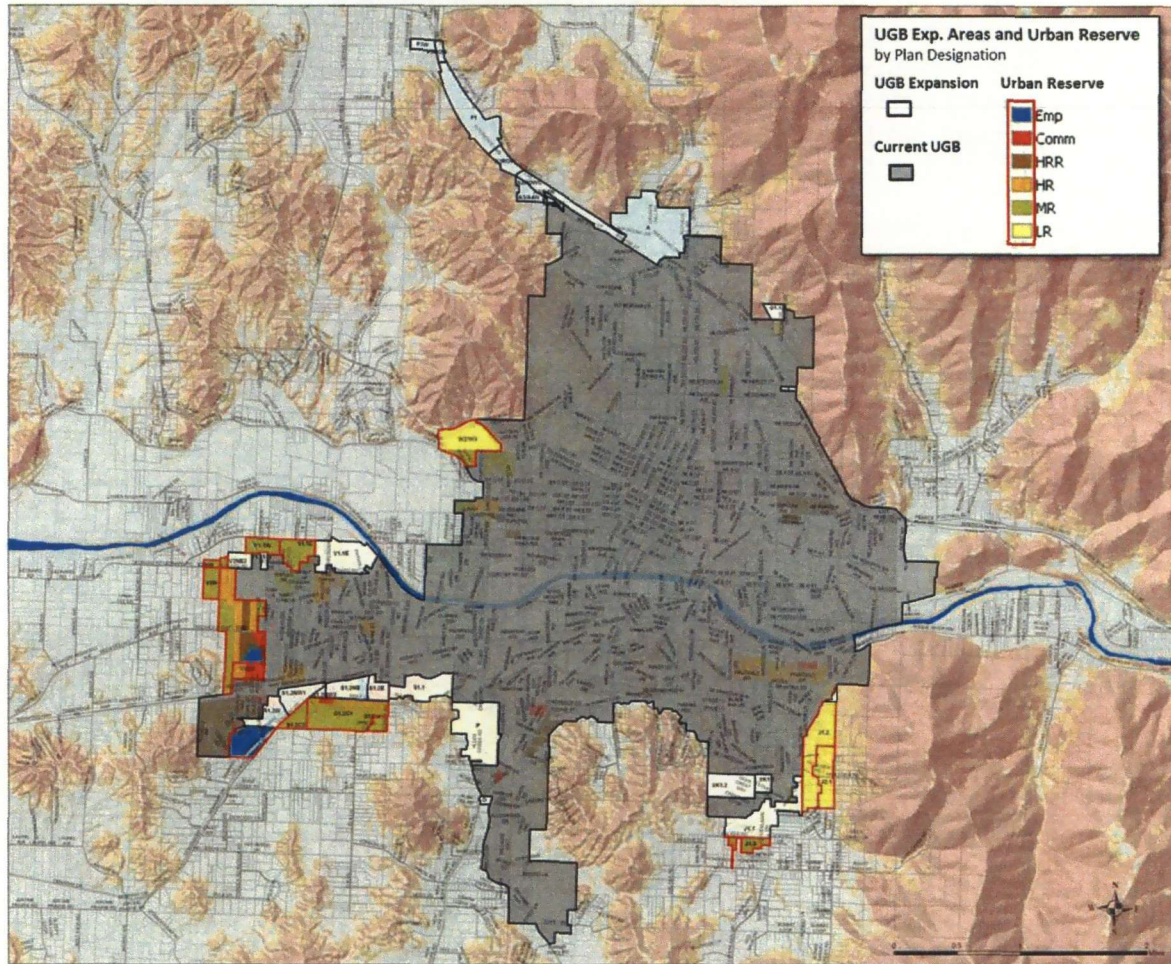
**Figure 5-5. Urban Reserve Area Conceptual Land Use Allocations  
(with new Redwood transportation connection)**





## EXHIBIT 4

Figure 5-6. Urban Reserve Area Conceptual Land Use Allocations  
(without new Redwood transportation connection)



## EXHIBIT 5

### **ELEMENT 13. LAND USE**

- 13.1. Purpose and Intent
- 13.2. Land Use Map
- 13.3. Areas of Mutual Concern
- 13.4. Development Procedures
- 13.5. Comprehensive Plan Amendments
- 13.6. Urban Growth Boundary Amendments
- 13.7. Urban Reserves
- 13.8. Urban Area Planning Commission
- 13.9. City/County Joint Review Procedure



## EXHIBIT 5

### 13. LAND USE

#### Goal

To provide a vision of the future through maps and policies that shall guide and inform the land use decisions of the present, in such a manner that:

- (a) identifies rural lands and separates these lands from urbanizable lands,
- (b) provides for an orderly economic and efficient transition from rural to urban land use,
- (c) does not exceed the carrying capacity of the area's air, land and water resource,
- (d) is responsive to the wishes of the citizens and property owners of the planning area, and
- (e) provides adequate amounts of industrial, commercial and residential lands to meet growth needs over the planning period.

#### Policies

##### 13.1 Purpose and Intent

###### 13.1.1 Data Base Purpose

The Data Base of the Comprehensive Plan depicts the geologic, geographic, physical, historical, economic and social patterns and relationships of the Grants Pass area. The goals and policies of the Comprehensive Plan represent the conscious choices of the Grants Pass community for the future growth and evolution of the area, based upon these patterns and relationships.

###### 13.1.2 Findings, Goals and Policies Purpose:

The adopted Comprehensive Plan is the official statement of the City of Grants Pass which sets forth its policies concerning the future development of the community.

- (a) The "Goals" are broad statements of philosophy that describe the desires of the people of the community for the future of the community. The Goals are the ends towards which land use activity is to be directed, and to which policies give operating principles, plans and courses of action.
- (b) The "Policies" are plans or definite course of action selected from among all alternatives to guide and determine present and future decisions. Policies are intended to be mandatory and directional, to carry out the Goals, and to serve

## EXHIBIT 5

as the basis for specific implementation measure, including land use ordinances, resolutions, and permits.

- (c) "Findings" tie the goals and policies to the Data Base in a clear, demonstrative and rational manner.
- (d) The Comprehensive Plan is the controlling land use instrument for the City; all development regulations and related actions by the City shall conform to the Comprehensive Plan.

### 13.1.3 Land Use Map Purpose:

The Comprehensive Plan Land Use Map is a key tool of the Comprehensive Plan, designating the most appropriate use for all real property within the Urban Growth Boundary. The designated land uses are based upon the goals, policies, findings and data base of the Comprehensive Plan.

### 13.2 Land Use Map

#### 13.2.1 Comprehensive Plan Land Use Map:

The City and County shall adopt a Land use Map as part of this Comprehensive Plan. The Comprehensive Plan Land Use Map shall:

- (a) designate the highest and best land use for all portions of the Urban Growth Boundary area, on a parcel-by-parcel basis.
- (b) guide and direct changes to the Zoning Map.
- (c) meet the demonstrated need during the planning period for residential, commercial, industrial, and public lands as determined by the Comprehensive Plan.

#### 13.2.2 Comprehensive Plan Land Use Designations:

The Land Use Map shall include the following land uses, whose designation are summarized below. Densities may be increased above those specified through incentives and measures provided in the Development Code.

- Low Density Residential: maximum densities of up to 6.22 dwelling units per acre. (Allows Zoning Map Designations of R-1-12, R-1-10, R-1-8)
- Moderate Density Residential: maximum densities of up to 12.44 dwelling units per acre. (Allows Zoning Designations of R-1-6, R-2)



## EXHIBIT 5

- Moderate-High Density Residential: maximum densities of up to 20 dwelling units per acre. Location limited to immediate proximity of Downtown, or the shopping centers in East Grants Pass and the Redwood Interchange, and other areas adjacent to nodes of existing or planned supporting commercial use; employment centers, community and recreation facilities, arterial and collector streets, and/or transit centers to support higher densities while reducing travel demand and maximizing opportunities for alternate modes of transportation. (Allows Zoning Map Designation of R-3 (R-3-1) and R-3-2).

- High Density Residential: maximum densities of up to 50 dwelling units per acre. Location limited to immediate proximity of Downtown, shopping centers in East Grants Pass and the Redwood Interchange, and other areas adjacent to nodes of existing or planned supporting commercial use; employment centers, community and recreation facilities, arterial and collector streets, and/or transit centers to support higher densities while reducing travel demand and maximizing opportunities for alternate modes of transportation. (Allows Zoning Map Designation of R-4 (R-4-1), R-4-2, and R-5).

Unless a separate professional office designation is created, areas which are suitable for professional uses, but not for higher residential densities, may also be considered for this designation. However, at the time of designation, the review body should consider some restrictions of higher density residential development until adequate adjacent supporting uses and facilities are planned or provided. Options for establishing restrictions may include, but are not limited to, the use of a Development Agreement restricting use or intensity of use.

- Office Residential: provides for office uses where more intensive retail uses may not be suitable, but the primary purpose is to preserve lands for office uses as the primary uses, rather than residential uses as specified in the R-4 zones, where there is a need to maintain those lands for residential use or residential mixed-use. However, if office use is provided as a primary use, residential use is also permitted and encouraged as a secondary use on the same site.

- Neighborhood Commercial: provides for small retail and service businesses in residential areas. Limited to maximum area of 20,000 square feet of contiguous land. (Allows Zoning Map Designation of NC, Neighborhood Commercial)

- General Commercial: provides for all commercial and professional uses, excepting those requiring on-site manufacture or assembly. Development standards according to adjacent uses and development. (Allows Zoning Map Designation of GC (GC-1) and GC-2, General Commercial)

- Central Business District: mixed use District, provides the retail, professional office, and high rise residential core for the City and urbanizing area, and encourages concentrated development. (Allows Zoning Map Designation of CBD, Central Business District)

## EXHIBIT 5

- Business Park: mixed used District, provides for light industrial and commercial uses, allows retail sales as accessory use to light industrial and wholesale uses. (Allows Zoning Map Designation of BP, Business Park)

- Industrial Park: Industrial Park in campus-like setting, allowing only those industries meeting high performance standards. (Allowing Zoning Map Designation of IP, Industrial Park)

- Industrial: provides for those industrial uses with heavier impacts upon their surroundings and need for outdoor functions. Performance standards required, with graduated buffering requirements keyed to adjacent uses. This district shall not include retail commercial (other than service commercial) or other uses incompatible with heavy industry. (Allows Zoning Map Designation of I, Industrial)

**NOTE:** A more generalized designation of 'Employment' for Industrial Lands may be applied prior to determination of Indoor or Outdoor Industrial plan designations and zoning. This designation is not intended to allow for retail use or zones that could develop as either retail or industrial.

### 13.2.3 Plan Map/Zoning Map

The land use designation on the Comprehensive Plan Land Use Map shall be deemed to encompass the Zoning Districts of the Development Code according to the following schedule:

<u>Comprehensive Plan Land Use Designation</u>	<u>Urban Area Zoning Ordinance Designation</u>
<u>Residential Designation:</u>	<u>Allows:</u>
Low Density	R-1-12, R-1-10, R-1-8
Moderate Density	R-1-6, R-2
Moderate-High Density	R-3 (R-3-1), R-3-2
High Density	R-4 (R-4-1), R-4-2, R-5
<u>Commercial Designation:</u>	<u>Allows:</u>
Office Residential	OR
Neighborhood Commercial	NC
General Commercial	GC (GC-1), GC-2
Central Business District	CBD
<u>Industrial Designation:</u>	<u>Allows:</u>
Business Park	BP
Industrial Park	IP
Industrial	I



## EXHIBIT 5

### 13.2.4 Other Maps

The Development Code shall include a Zoning Map, that shall include Special Purpose District Maps and Utility Maps, which maps and their criteria and standards shall meet the following basic functions:

- (a) The Zoning Map shall show currently permitted land uses on a parcel-by-parcel basis, and shall serve as a basis for determining the taxable value of any given parcel. The Zoning Map may show a less intensive land use than shown on the Land Use Map if within the same general category of land use (e.g. R-1-6 in a MR Land Use District).
- (b) The Special Purpose District Maps and Standards shall determine which special development standards and review procedures,, if any, apply to any given development proposal.
- (c) The Utility Maps, together with the Development Standards, shall determine the existing and future location of basic services, (water, sewer, streets, storm drainage, and parks), and shall determine which special development standards, if any, apply to any given development proposal.

### 13.2.5 Special Purpose Districts

Special Purpose Districts shall be adopted to include at least the following. Other Special Purpose Districts may also be established.

- (a) Slope Hazard: delineating areas of slope hazard due to combinations of steep topography and unstable soil, whose primary function is to allocate densities and development standards appropriate to the degree of hazard.
- (b) Flood Hazard: delineating areas of flood hazard, whose primary function is to determine location and standards of development appropriate to the degree of hazard.
- (c) Historic: delineating areas of historic value to the community, whose primary function is to encourage viable and economic use of historic areas while conserving and enhancing the area's historic resources.
- (d) Manufactured Housing District: delineating areas where manufactured housing is permitted outright in appropriate locations throughout the Urban Growth Boundary Area.

### 13.2.6 Development Code and Map Criteria

The Development Code shall set forth the criteria, standards and procedures for inclusion within and development of real property of a given Land Use District, Zone, Major Classification district, and Special Purpose District.

## EXHIBIT 5

### 13.3 Areas of Mutual Concern

#### 13.3.1 Identification:

As appropriate, the City and County shall identify any "areas and items of mutual concern" which may extend beyond the Urban Growth Boundary.

#### 13.3.2 Procedures for Review:

When so designated, the City and County shall establish procedures for notification and review for those areas and items of mutual concern identified.

### 13.4 Development Procedures

#### 13.4.1 Procedure Types:

The Development Code shall separate land use procedures from land use criteria and development standards. Land use procedures shall be stratified according to the degree of discretionary judgment required, and the magnitude of the impacts of the proposal on the adjacent properties and the community as a whole, as follows:

#### 13.4.2 Expedite Minor Review:

The Development code shall establish procedures for the development review process which expedite minor development proposals through administrative review, with provisions for public review upon appeal.

#### 13.4.3 Streamline Review Process:

The Development Code procedures shall act to streamline the land development process and eliminate unnecessary delays, and shall contain standards and procedures for land-use actions that are clear, objective and non-arbitrary.

### 13.5 Comprehensive Plan Amendments

#### 13.5.1 Provision for Amendments:

The Comprehensive Plan is not an inflexible document. It is intended to be responsive to changes in community condition and the attitude. In order to permit such flexibility, and at the same time maintain the integrity of the Comprehensive Plan, it is necessary to amend the Plan from time to time without frustrating its basic purpose.

- (a) In order to maintain the validity of community decision-making, the Data Base must be continuously updated, and the implications for decision-making



## EXHIBIT 5

that result from changing data and changing community attitudes should be widely disseminated and discussed.

- (b) Goals, Policies, and Findings will require changing over time, as the community changes. Linkage must be maintained between policy and the data base, all land use maps, and the implementing ordinances.
- (c) From time to time, the Land Use Map may need to be amended, and yet still maintain the correct linkages to the goals, policies, findings and data base, as well as retaining internal consistency.

### 13.5.2 Minor and Major Amendments:

The City and County shall mutually revise the Comprehensive Plan from time to time, making both minor and major amendments.

- (a) Data Base: Revisions to the Data Base shall be Minor Amendments and shall proceed administratively as follows:
  - 1. Upon special update and analysis requested by the City Manager or City Council;
  - 2. Upon receipt of area or regional data, studies and analyses by other public or semi-public agencies;
  - 3. Upon verification of site specific or area specific studies and analyses performed by the private sector;
  - 4. Continuously as initiated by the Director; and
  - 5. As a part of the City Manager's Annual Development Report.
- (b) Findings, Goals and Policies: Amendments to Findings, Goals and Policies shall be either minor or major amendments as follows:
  - 1. Minor amendments, involving minor changes to findings and policies only, at one year intervals upon receipt of the City Manager's Annual Development Report for that year.
  - 2. Major amendments, involving major changes to findings, goal and policies at five year intervals, two years after the decennial census and quintennial counts taken by the US Census Bureau, upon receipt of the City Manager's Annual Development Report for that year.
- (c) Land Use Map: Amendments to the Comprehensive Plan land Use Map shall be either minor or major amendments, as follows:

## EXHIBIT 5

1. Minor amendments, consisting of quasi-judicial review of land use for one parcel or a group of parcels, shall be considered at any time, using the City Manger's Annual Development Report as a guide to the need for and appropriateness of such minor amendments.
  2. Major amendments, consisting of legislative review of overall patterns of land use within a neighborhood, subarea, or area, or within the City or Urban Growth Boundary as a whole, scheduled at five year intervals, two years following the decennial census and quintennial counts taken by the US Bureau of the Census, using new Census data as a guide to the need and appropriateness of such major amendments.
- (d) Notwithstanding (b) and (c) above, minor or major amendments, may be considered at any time upon the mutual consent of the City Council and Board of County Commissioners, using the latest Annual Development Report and revisions to the data base as a guide to the need and appropriateness of such revisions.

### 13.5.3 Initiating Amendments.

Comprehensive Plan amendments may be initiated as follows:

- (a) A petition submitted by residents or property owners within the Urban Growth Boundary.
- (b) The Planning Commission.
- (c) The City Council.
- (d) The Board of County Commissioners.

### 13.5.4 Criteria for the Amendment:

For amending the findings, goals, policies and Land Use Map of the Comprehensive Plan, the City Council and Board of county commissioners shall base their conclusions upon, and adopt findings in consideration of, all the following criteria:

- (a) consistency with other findings, goals and policies in the Comprehensive Plan.
- (b) A change in circumstances, validated by and supported by the data base or proposed changes to the data base, which would necessitate a change in findings, goals and policies.



## EXHIBIT 5

- (c) Applicable planning goals and guidelines of the State of Oregon.
- (d) Citizen review and comment.
- (e) Review and comment from affected governmental units and other agencies.
- (f) A demonstration that any additional need for basic urban services (water, sewer, streets, storm drainage, parks, and fire and police protection) is adequately covered by adopted utility plans and service policies, or a proposal for the requisite changes to said utility plans and service policies as a part of the requested Comprehensive Plan amendment.
- (g) Additional information as required by the review body.
- (h) In lieu of item (b) above, demonstration that the Plan as originally adopted was in error.

### 13.5.5 Joint Review.

Amendments to the Findings, Goals, Policies, and Land Use Maps of the Comprehensive Plan shall be made either jointly by the City Council and Board of County Commissioners, or after mutual review of proposed revisions and assurance of compatibility by both the Council and Board. The procedure for joint review shall be provided in Policy 13.9.

### 13.6 Urban Growth Boundary Amendments

#### 13.6.1 Urban Growth Boundary Purpose and Intent:

The Urban Growth Boundary of the City and County, as adopted and amended, shall:

- (a) identify and separate urbanizable land from rural land;
- (b) provide for an orderly and efficient transition from rural land uses to urban land uses;
- (c) allow for the orderly and economic provision of public facilities and services as needed to accommodate urban development;
- (d) contain future urban development within the geographical limits of the Boundary; and
- (e) be considered as part of one body with the policies of the Comprehensive Plan, and acted upon in the manner provided for in the Comprehensive Plan.

#### 13.6.2 Boundary Amendments:

## EXHIBIT 5

The City and County shall mutually amend the Urban Growth Boundary from time to time, making both minor and major amendments.

- (a) Minor amendments, involving only the inclusion or exclusion of lands, shall be considered annually, using the City Manager's Annual Development Report as a guide to the need for and appropriateness of such minor amendments.
- (b) Major amendments, involving major changes in the data base, goals and policies, in addition to the inclusion and exclusion of lands, shall be considered at five year intervals, two years following the decennial census and quintennial counts taken by the U.S. Bureau of the Census, using new Census data as a guide to the need and appropriateness of such major amendments.
- (c) Notwithstanding (a) and (b) above, either minor or major amendments may be considered at any time upon the mutual consent of the City Council and Board of County Commissioners using the latest Annual Development Report and revisions to the data base as a guide to the need and appropriateness of such amendments.

### 13.6.3 Criteria for Inclusion

For including real property within the Urban Growth Boundary, the City Council and Board of County Commissioners shall base their conclusion upon and adopt findings in consideration of the following criteria, as relevant to each inclusion:

- (a) The proposed inclusion meets applicable planning goals and guidelines, Statutes, and Administrative Rules of the State of Oregon.
- (b) Inclusion of lands within the Urban Growth Boundary (UGB) shall be consistent with the review process and land priority inclusion criteria specified in state law (ORS 197.298, OAR 660-024-0060, and OAR 660-21-0060). When Urban Reserves have been adopted, lands within adopted Urban Reserves shall be the first priority for inclusion within the UGB, consistent with state law.

When lands within adopted Urban Reserves are proposed for inclusion in the UGB, the land use shall be consistent with any adopted land use plans and policies for the Urban Reserve areas, and there shall be demonstrated need to include the lands in the UGB, consistent with state law and the Comprehensive Plan.

- (c) The proposed inclusion is consistent with the goals and policies of the Comprehensive Plan.



## EXHIBIT 5

- (d) The applicant has demonstrated need to meet population growth requirement:
  - 1. as defined by residential, commercial, industrial, public, and semi-public land requirements determined by the Comprehensive Plan, as best met by the proposal versus other available alternatives; or
  - 2. as defined by a need to meet the land use requirements of a given area, sub-area or neighborhood of the Boundary, consistent with the Comprehensive Plan policies for that area, sub-area, or neighborhood.
- (e) The applicant has demonstrated that the proposed inclusion recognized the development patterns endorsed by the Comprehensive Plan.
- (f) Except for lands included within an Urban Reserve in accordance with the provisions of Section 13.7 and applicable state law, lands proposed for inclusion in the UGB shall not have farm resource zoning, whether Exclusive Farm Use (EFU), Farm Resource (FR), or equivalent, unless:
  - 1. The lands are necessary for industrial use, and will be designated only for traded-sector industrial uses, and
  - 2. The inclusion is consistent with the priority requirements of ORS 197.298 and OAR 660-024-0060, and
  - 3. In addition to the above priorities in statute and administrative rule, if lands with either EFU or FR zoning designations on the Josephine County Zoning Map could meet the need, priority shall be given to lands in the FR zone over those in the EFU zone.
- (g) The proposed inclusions are contiguous to the Urban Growth Boundary.
- (h) The proposed inclusion can be provided with the full range of basic urban services in an economical manner.
- (i) Allow for citizen review and comment.
- (j) Allow for review and comment by affected governmental units and other agencies.
- (k) If properties included within the Boundary, the zoning of the included property shall be consistent with the Comprehensive Plan Land Use Map for the Urban Growth Boundary.

### 13.6.4 Criteria for Exclusion (Removal):

For excluding (removing) real property from the Urban Growth Boundary previously

## EXHIBIT 5

included, the City Council and Board of County Commissioners shall base their conclusions upon, and adopt findings in consideration of, the following criteria, as relevant to each exclusion:

- (a) The proposed exclusion is consistent with the Planning Goals and Guidelines of the State of Oregon.
- (b) The proposed exclusion is consistent with the Goals and Policies of the Comprehensive Plan.
- (c) The applicant has demonstrated that the need for residential, commercial, industrial, public and semi-public lands, as determined by the Comprehensive Plan, will not be significantly affected by the exclusion.
- (d) The proposed exclusion is not partitioned or developed to urban levels. Urban levels are evidenced by partitioning or residential development of more than one dwelling unit per acre; by basic urban services of sanitary sewer and/or water systems available to the area; by developed industrial, commercial and institutional uses, or lands designated for those uses; and by the availability of sanitary sewer service or public water service to the area.
- (e) The proposed exclusion is agricultural land capable of supporting a commercial agricultural enterprise.
- (f) The proposed exclusion is contiguous to the Boundary, and will not leave islands within the Urban Growth Boundary; also, the exclusion area represents a reasonable geographical exclusion in shape, does not preclude services to other lands within the Urban Growth Boundary, and does not constitute a disruption to a neighborhood.
- (g) The proposed exclusion cannot be provided with a full range of urban services in an economical manner.
- (h) Allow for citizen review and comment.
- (i) Allow for review and comment by affected governmental units and other agencies.
- (j) If property is excluded from the Boundary, the zoning of the excluded property shall be consistent with the County Comprehensive Plan Land Use Map, except that where sanitary sewer service and/or public water service is available to the property, the zoning of the excluded property shall be Suburban Residential. Urban level zones shall be contained within the Urban Growth Boundary.



## EXHIBIT 5

### 13.6.5 Initiation of Revision:

- (a) Revisions to the Urban Growth Boundary may be initiated by:
  - 1. A petition submitted by property owners or their authorized agents.
  - 2. The Planning Commission.
  - 3. The City Council.
  - 4. The Board of County Commissioners.
- (b) Signed Petition shall include either:

A petition signed by all property owners requesting inclusion or exclusion, or a petition signed by property owners requesting inclusion or exclusion within a designated area shown on an assessors map, such that the signatures represent more than half the property owners of more than half the property with more than half the assessed value of the total property shown within the designated area.

### 13.6.6 Joint Review:

- 1) Inclusions or exclusions of real property to the Urban Growth Boundary shall be made jointly by the City Council and Board of County Commissioners. The procedure for joint review shall be as provided in Policy 13.9.

## 13.7. Urban Reserves

### 13.7.1. Urban Reserves

Urban Reserves may be adopted or amended jointly by the City Council and Board of County Commissioners in accordance with the criteria and procedures specified in Oregon Revised Statutes (ORS 195.137-195.145) and Oregon Administrative Rules (OAR 660 Division 21)

The review shall be a Type V procedure with a joint decision by the City Council and Josephine County Board of Commissioners as specified in Section 2.070 of the Development Code and Section 13.9 below. However, any action which requires review "In the Manner of Periodic Review" rather than as a "Post-Acknowledgment Plan Amendment" as specified in Oregon Revised Statutes and Oregon Administrative Rules shall be subject to the jurisdiction and review of the Land Conservation and Development Commission in accordance with the provisions specified in the applicable statutes and administrative rules. As specified in the applicable law, these decisions are not appealable to the Land Use Board of Appeals, and the noticing shall reflect the applicable procedures and requirements rather than

## EXHIBIT 5

those specified in the Development Code that reference appeals to the Land Use Board of Appeals.

### 13.8 Urban Area Planning Commission

#### 13.8.1 Urban Area Planning Commission.

A single Planning Commission, designated the "Urban Area Planning Commission", shall be appointed to serve the Grants Pass Urban Growth Boundary area, both inside and outside the City limits.

Provisions governing the Urban Area Planning Commission shall be specified in Article 7 of the Development Code.

### 13.9 City/County Joint Review Procedure

13.9.1 Joint Review. Except as otherwise provided by Intergovernmental Agreement, joint review as provided in this section by the City Council and Board of County Commissioners shall be required for amendment and revision to the following items:

- (a) Comprehensive Plan Data Base.
- (b) Comprehensive Plan Findings, Goals and Policies.
- (c) Comp Plan Land Use Map.
- (d) Urban Growth Boundary.
- (e) Urban Reserves.
- (f) Mutually adopted Service and Utility Plans.

#### 13.9.2 Data Base Joint Review.

- (a) All administrative revisions to the Data Base shall be summarized annually, and placed in both the City Manager's and the County Planning Department's annual Development Reports, together with implication for policy making that may result from the Data Base revisions, including proposed changes to the Comprehensive Plan and Development Code.
- (b) Revisions to the Data Base occurring during the year prior to the Annual Development Report that are significant enough to warrant reconsideration of Comprehensive Plan and Development Code policies, requirements and maps shall be forwarded to the City Manager for City Council consideration and to the Board Chairman for Board of County Commissioners consideration.



## EXHIBIT 5

- (c) The City Council and Board of County Commissioners shall review all Data Base revisions in an administrative action at a public meeting, and shall determine at the time of such review whether to initiate an amendment to the Comprehensive Plan or the Development Code as a result of the revisions to the Data Base. The procedure for amendment action so initiated shall be as provided in this Element.
- (d) Governing Body Review may be joint, or may be separate. In either case, the revisions to the Data Base must be found to be consistent by both Council and Board.

### 13.9.3 Finding/Goal/Policy, Land Use Map, UGB, Urban Reserves, Other Joint Review.

- (a) Request for Review. When amending the Comprehensive Plan Findings, Goals, Policies and Land Use Map, the Urban Growth Boundary, the Urban Reserves, or jointly adopted service or utility plans, the jurisdiction initiating action shall notify the other jurisdiction at least 35 days prior to the initial hearing on the matter before the Urban Area Planning Commission, Utility Commission or governing body, as appropriate.
- (b) Reply and Comment. At least 10 days prior to the initial hearing, the noticed jurisdiction shall reply, as follows:
  - 1. no comment.
  - 2. comment, with request that the originating jurisdiction conclude the matter.
  - 3. comment, with request for a joint hearing on the matter.
- (c) Notice. Notice for the joint hearing shall be as provided in the ordinances of the initiating jurisdiction as follows:
  - 1. For Council initiated items, as provided in the Development code, Section 2.060, Type IV Procedure.
  - 2. For Board initiated items, as provided in the appropriate implementing ordinance.
- (d) Hearing Procedure. Hearing procedure shall be as provided in the ordinances of the initiating jurisdiction as follows:
  - 1. for Council initiated items, as provided in the Development Code, Section 9, Legislative Hearing Guidelines.
  - 2. for Board initiated items, as provided in the Land Use Hearing Rules.

## EXHIBIT 5

(e) Governing Body Review. Following recommendation by the Urban Area Planning Commission, and joint workshops and hearings as appropriate by the governing bodies, the Council and Board shall take joint action on the amendment, as follows:

1. Concur in the amendment action, which for Data Base inclusions, Land Use Map, Urban Growth Boundary, Urban Reserves, or Service and Utility Plan Maps shall mean identical material adopted by both jurisdictions, and for Data Base Supplemental Material, Findings, Goals, and Policies, and Service and Utility Plan Policies, shall mean consistent material adopted by both jurisdictions. Upon concurrence, the amendment shall go forward.
2. Do not concur and call for a rehearing within 45 days. Such rehearing shall be noticed and conducted as provided in Sections 13.9.3(c) and 13.9.3(d) above.
3. Do not concur, and call for a mediated resolution of the matter within 45 days. A mediator acceptable to both parties shall be named within 10 days, and the costs of mediation, if any, shall be shared equally by the Council and Board. The Urban Area Planning Commission may serve as mediator. The mediated proposal shall be presented jointly to Board and Council in a noticed public meeting as provided in Sections 13.9.3(c) and 13.9.3(d) above.
4. Should the governing bodies fail to concur, as defined in Section 13.9.3(e) (1), at the conclusion of the rehearing or upon presentation of the mediated proposal, the Amendment shall not go forward.



## EXHIBIT 5

### Type I Procedure

Objective decisions.

Little, if any, discretion required.

Because of minimal or no effect on others, public participation is provided simply by noticing nearby property owners and reviewing their submitted written testimony.

No public hearing held.

Director of Community Development, or his designee, takes action.

Appeal by Type III procedure.

### Type III Procedure

Complex or subjective decisions.

Discretion required. Delegated quasi-judicial actions required.

Possible significant effect on some persons or broad effect on a number of persons.

In addition to applicant, others affected are invited to hearing to present initial information.

Hearings Officer or Planning Commission holds public hearing, takes action.

Appeal by Type IV procedure.

### Type II Procedure

Objective decisions.

Moderate discretion required.

Application of the standards may require knowing of some effect upon others.

Nearby property owners invited to respond to a tentative decision.

Director of Community Development holds meeting, takes action.

Lack of agreement escalates process to Type III procedure.

### Type IV Procedure

Complex or subjective decisions.

Great deal of discretion required. Quasi-judicial or legislative actions required.

Possible significant effect on some persons or broad effect on a number of persons.

In addition to applicant, others affected are invited to hearing to present initial information.

Planning Commission holds public hearing and makes recommendation, City Council or Board of County Commissioners, or both acting jointly, holds public hearing, takes action.

Appeal to LCDC or LUBA

## EXHIBIT 6

### Article 12: Zoning Districts

#### 12.010 Purpose and Concept

12.011 Purpose. The purpose of this Article is as follows:

- (1) To implement the policies and Land Use Map of the Comprehensive Plan;
- (2) To protect the right to use and enjoy real property;
- (3) To protect the health, safety and welfare of the community;
- (4) To serve as a basis for resolving land use conflict.

#### 12.012 Concept

- (1) "Zoning" is the grouping of a homogenous and mutually supporting family of land uses in one area, called a Zoning District, or Zone. Certain land uses obviously conflict with one another, such as a brick factory, for instance, located next to a residential subdivision, affecting the residents with its noise, dust, appearance and 24-hour work schedule. Prior to zoning, the conflict was resolved after the fact with desist and damage suits and inevitable heavy losses to the loser. Zoning became the classic tool for mitigating land use conflict in advance, allowing the purchaser to select property guaranteed to be suitable for his needs.
- (2) Zoning as the primary tool of conflict resolution, however, led to the creation of long lists of allegedly homogenous land uses. Those uses "less homogenous" than others faced added procedures of review (such as the conditional use permit process). As the lists gradually changed over time, the distinction between basic land use categories became blurred, and conflict resolution turned zoning issues once again into courtroom battles.
- (3) Zoning in this Code is not intended as the primary tool for resolving land use conflict. Instead, zoning in this Code forms a basis for establishing generally homogenous land uses. Design and construction standards, together with the necessary review procedures, then function as the primary tools for resolving specific land use conflicts, both within a homogenous group of uses in a single zone and between groups of incompatible uses at the border of two different zones. Procedures of review may then focus on achieving design solutions and may be greatly simplified as a result.
- (4) Zoning in this Code fulfills its purpose in the following manner:
  - (a) Reflect Comprehensive Plan Policy. The thousands of acres in each Zoning District resulted from the patterns of historical development, careful analysis of lands needed for future growth and development, the need for protection and enhancement of the environment, and the cost and feasibility of extending necessary services. The Zoning Districts thus reflect the policies of the City



## EXHIBIT 6

Council on housing, economic development, environmental protection and service extension, based on this detailed analysis.

Major area-wide changes in, or additions to, the Zoning Districts should therefore return to the policies of the Comprehensive Plan and to the analyses of the data base upon which these policies are based. Major zone changes should be not entered into lightly, and should not be used as the sole basis for conflict resolution. (See Amendment Procedures, Article 4).

- (b) Protect Basic Property Rights. The Zoning Districts are defined by broad categories of land use. These categories establish the "basic ground rules" of land use and development, enabling owners of real property to know in advance what to expect from their neighbors, before investing in or developing property. In this Code, these broad categories of land use are given performance definitions, defining not only the categories of use, but also how the use is to function within the category. The list of specific uses is de-emphasized and is kept at an administrative level. Any given land use is expected to function properly within the purpose of the zone when fully developed and active. (See Definitions, Article 30).
- (c) Conflict Resolution. The broad categories of land use and the Base Development Standards provided for each category form only the starting point for conflict resolution. This Code anticipates most conflict resolution to occur by meeting performance design and construction standards, or by meeting special conditions arising out of the review procedure. The design and construction standards are tailored for specific land uses, specific opportunities or constraints of the site, differing types of development and ownership, differing building types, specific buffering situations, environmental concerns, and requirements for service extension and utility installation. Conflict resolution issues that may have a design solution should not be resolved by zone changes or changes in definitions of land use. Instead, these conflict resolution issues should be referred to the performance standard sections of this Code.

### 12.020 Zoning Districts

12.021 Establishment of Zoning Districts. The location and boundaries of the Zoning Districts designated in this Article are hereby established as shown on the Zoning District Map of the Grants Pass Urban Growth Boundary area. The Zoning District Map may be referred to as the "Zoning Map" within this Code.

### 12.022 Zoning Map

- (1) All lands within the Urban Growth Boundary shall be classified within a Zoning district, according to the policies of the Comprehensive Plan and the criteria of this Code. The Zoning District shall be shown on a single map at a scale large enough that the zoning districts of individual properties may be identified.

## EXHIBIT 6

- (2) The Director shall cause the Zoning Map to be on public display at all times during regular office hours.
  - (3) Copies of the Zoning Map shall be available for public purchase
- 12.023 Zoning Map Amendment. The Zoning Map may be amended according to the procedures provided in Schedule 2-1 and the criteria provided in Article 4 of this Code.
- 12.024 Zoning District Boundary Interpretation. If uncertainty exists as to the boundaries of the Zoning Districts, the following rules shall apply:
- (1) Boundaries indicated as approximately following the center lines of streets, highways or alleys, streams, rivers, lakes or other bodies of water shall be construed to follow such center lines;
  - (2) Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main track or tracks;
  - (3) Boundaries indicated as following the contours of certain elevations or soils of a particular type shall be construed as following the actual height or soil contour as determined by accepted surveying practices;
  - (4) Boundaries indicated as parallel to, or extensions of natural or manmade features indicated in Subsections (1) through (3) above shall be so construed;
  - (5) Distances not specifically indicated shall be determined by the scale of the Zoning Map; and
  - (6) Where a lot is divided by zone boundary other than as provided in Subsections (1) through (4) above, the entire lot may be placed in the Zoning District containing the majority of the land area of the lot by an action of the Director, provided that the boundary adjustment is for a distance of twenty feet or less. If an adjustment of more than twenty feet is required, the boundary adjustment shall be treated as a zone change as provided in Section 4.030.
- 12.025 Land Use Classifications.
- (1) Use types. All land uses shall be classified into use types. The definition of each use type shall be performance oriented, describing a category of uses that have common functional, impact, compatibility or product characteristics. For land use type definitions, see Article 30.
  - (2) List of Uses. Each specific land use shall be placed within the appropriate use type according to the definition of each use type category, based upon the functional, impact, compatibility and product characteristics of the specific land use. A list of land uses is arranged by use type category. The classification of a land use by the Director shall be determined and maintained by the Director, and is subject to appeal as provided in Section 10.030 of this Code.



## EXHIBIT 6

12.026

Summary Schedule: Comprehensive Plan Land Use Map and Zoning Map Designations. The land use designations of the Comprehensive Plan Land Use Map shall encompass the Zoning Districts of this Code according to the Schedule 12-1:

Comprehensive Plan/Zoning District Summary Schedule 12-1	
Comprehensive Plan Land Use Map Designation	Zoning District Map Designation
Residential Designation:	Allows:
Low Density (LR)	R-1-12, R-1-10, R-1-8
Moderate Density (MR)	R-1-6, R-2
Moderate-High Density (HR)	R-3 (R-3-1), R-3-2
High Density (HRR)	R-4 (R-4-1), R-4-2, R-5
Commercial Designation:	Allows:
Neighborhood Commercial	NC
Riverfront Tourist Commercial	RTC-I, RTC-II, RTC-III
General Commercial	GC (GC-1), GC-2
Central Business District	CBD
Office-Residential	OR
Industrial Designation:	Allows:
Business Park	BP
Industrial Park	IP
Industrial	I

12.027.

**Zone Modifiers and Other Designations.** Some zones may be appended with a suffix on the zoning map, or a different designation may appear on the zoning map. Those have the following meaning:

1. **“M”.** The letter “M” following a zoning district name means the properties within the modified zone are subject to the minimum density provisions of Section 12.145, in addition to the other provisions applicable within the zoning district.

## EXHIBIT 6

2. **“PUD”.** Approval of a Planned Unit Development may include site-specific approval for a development that includes modifications to the otherwise applicable base development standards and use provisions of the underlying zoning district. PUD approvals shall be designated as an overlay and denoted on the zoning map with a PUD designation that identifies the terms of the PUD approval applicable to the subject property and the PUD.

12.028

**Types of Permitted Uses.** Uses are authorized as one of the following types. They are denoted in Schedules 12-2 and 12-3 with the specified symbols:

1. **Permitted Uses (P).** The use is permitted outright, subject to compliance with the applicable development criteria and any required mitigation. Permitted uses are also referenced as a “principally permitted uses”, “principal uses”, or “primary uses”.
2. **Secondary Uses (S).** The use is permitted outright, but only when in conjunction with primary permitted uses on the same lot in accordance with the same criteria that apply to primary uses and any additional requirements for the Secondary Uses specified in Section 12.050 and Schedule 12-2 special notes. Some Secondary Uses must be in conjunction with a specific, associated Primary Use.

For example, in a zone that allows residential uses and commercial uses as Primary Uses and residential accessory uses and commercial accessory uses as Secondary Uses, it is not permitted to provide a commercial accessory use in conjunction with a primary residential use. The residential accessory use must be in conjunction with a primary residential use, and a commercial accessory use must be in conjunction with a primary commercial use.

Secondary Uses include two subcategories:

- a. **Accessory Uses.** Schedule 12-2 includes a use category for accessory uses and accessory structures. Specific accessory uses are not listed, but these activities must remain incidental and subordinate to the principal use of the property consistent with the definition of ‘accessory use’ in Article 30.
- b. **Other Secondary Uses.** Other secondary uses must be in conjunction with a primary use as specified in this code. However, unlike accessory uses, other Secondary uses need not be incidental or subordinate to a principal use. Secondary Uses are regulated differently than accessory uses to achieve a different purpose. Secondary Uses are regulated so as to not displace Primary Uses from key sites with location attributes and/or characteristics determined to be suitable for and prioritized for the Primary Uses.



## EXHIBIT 6

Secondary Uses must be on the same lot as a Primary Use, unless authorized on a separate lot through a PUD process where Primary Uses are included in the PUD on other lots, and the purpose of this Section is substantially furthered.

3. **Conditionally-Permitted Uses (C).** The use *may* be permitted on a given site, subject to findings of compliance with compatibility criteria specified in the Condition Use section of this code. This code is unlike some other codes that specify very general discretionary conditional use criteria that apply to a long list of conditionally-permitted uses. This code uses conditional use designations sparingly, typically with criteria specific to a group of conditional uses which focus on ensuring individual sites and conditions are considered in the specific context of preventing or mitigating potential conflicts and issues associated with a specific use. These may have unique and specific geographic siting requirements, so it would not typically be an option to entirely exclude these uses from a geographic area or zoning district in order to avoid conflicts.
4. **Planned Unit Developments (PUD).** Schedule 12-2 refers to PUDs to note that certain uses which aren't otherwise permitted in a zoning district *may* be permitted as an element as part of a PUD that includes a master plan for a larger site, in accordance with the provisions of Article 18.
5. **Uses Not Permitted (denoted with a dash '-' or a blank cell).** These uses are not permitted in the zoning district.
6. **Uses Specifically Prohibited (denoted with an 'X').** These uses and activities are explicitly listed and prohibited to provide greater specificity. They are typically more specific activities. For example, while 'manufacturing' may be permitted in a district, 'manufacturing of explosives' may be explicitly listed and prohibited.

12.029      Permitted Use and Procedures Schedule: Land Use Types by Zoning District.  
The Land Use types permitted in each Zoning District and procedure types for their review are provided in Schedule 12-2, except for the Riverfront Tourist Commercial (RTC) Districts, which are provided in Schedule 12-3. For Definitions of each land use type, see Definitions, Article 30.

**12.050. Secondary Uses.** The following specific provisions apply to certain Secondary Uses and zoning districts.

1. **In the R-4-2 and R-5 zones,** office uses are Secondary Uses to residential uses. Office uses may occur on the ground floor in conjunction with, at a minimum, an equivalent area of residential use on the upper floors and/or ground floor. For zones

## EXHIBIT 6

with minimum density requirements, calculations shall be in accordance with Section 12.145.

2. **In the GC-2 zone**, residential uses are Secondary Uses to nonresidential uses. Residential uses may occur on upper floors above nonresidential uses, with no limitation on residential area relative to non-residential area. Residential uses may occur on lower floors provided they don't exceed the area of nonresidential uses.
3. **In the OR zone**, residential uses are Secondary Uses to nonresidential uses. Residential uses may occur on upper floors above nonresidential uses, with no limitation on residential area relative to non-residential area. Residential uses may occur on lower floors provided they don't exceed the area of nonresidential uses.
4. **In the RTC-II and RTC-III zones**, residential uses are permitted as Secondary Uses only on upper floors when part of a mixed-use development that includes commercial uses on the ground floor.
5. Within any **special districts** that have specific provisions governing Secondary Uses, those provisions shall apply within the area subject to the applicable special district.
6. Along any **specially designated street segments** that may be categorized and have specific provisions governing Secondary Uses, those provisions shall apply within the area subject to the applicable designated street segment. (For example, if a street segment has a designation such as 'pedestrian-oriented retail street').
7. Accessory Dwelling Unit (ADU)
  - a. An Accessory Dwelling Unit (ADU) which is accessory to a detached dwelling shall only be permitted in accordance with Section 22.720. If more than one detached dwelling is authorized on a lot and meets the use and density requirements of the zone for the subject property, the second dwelling shall not be considered an Accessory dwelling unit, and is not subject to the additional requirements of Section 22.720.
  - b. An Accessory Dwelling Unit (ADU) which is accessory to a commercial building and use shall be one accessory dwelling per lot, unless the zoning allows additional residential use on the property. Such accessory structure shall be incidental, appropriate, and subordinate to the principal use, but is not subject to the additional requirements of Section 22.720.
8. **Upper-Story Residential, Mixed-Use in Commercial Zones.** In zones where upper-story residential is permitted as part of mixed use development, certain residential definitions that apply to exclusively residential developments are less clear. This section is intended to provide clarifications:
  - a. **In the NC zone**, upper-story residential use is permitted, **up to four units**, not to exceed the footprint of the ground floor building. These upper-story units can be configured as detached, attached, or multi-unit dwellings, as long as they are located above the ground floor commercial use and permitted in compliance with the other provisions of the zone.
  - b. **In other Commercial zones** where upper-story residential use is permitted, these upper-story units can be configured as detached, attached, or multi-unit dwellings, as long as they are located above the ground floor commercial use and permitted in compliance with the other provisions of the zone.



**SEE ATTACHED LEGAL-SIZE TABLE FOR SCHEDULE 12-2 AND NOTES**

<b>Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures</b>			
<b>Land Uses</b>	<b>Zoning District</b>		
	<b>RTC-I</b>	<b>RTC-II</b>	<b>RTC-III</b>
1. Residential			
<sup>29</sup> a. Two (2) Single-Family Dwellings (See Notes 1 and 2 Below)			P-III
b. Multi-dwelling residential (See Notes 2 and 3 below)	P-III	S-III	S-III
c. Condominiums (See Notes 2 and 3 below)	P-III	S-III	S-III
2. Lodging and Visitor Accommodations			
a. Visitor information and tourist center		P-III	
b. Small scale visitor accommodations such as bed and breakfasts, and inns and resort lodges at a density of no greater than 25 units per acre	P-III		P-III
c. Large scale visitor accommodations such as a major hotel chain		P-III	
d. Youth hostel			P-III
e. Campground (to include RVs, tents, and trailers)			P-III
3. Meeting and Performing Arts			
a. Conference center		P-III	
b. Performing arts complex (inside and outside)		P-III	
4. Food and Beverage			
a. Eating and alcohol drinking establishments (inside and outside), only when associated with a restaurant	P-III		
b. Eating, alcohol drinking, and dancing establishments (inside and outside)		P-III	
c. Beer and wine drinking establishments			P-III
d. Fast food restaurants and other small cafes with entertainment and meeting facilities (inside and outside)			P-III

**EXHIBIT 6**

<b>Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures</b>			
<b>Land Uses</b>	<b>Zoning District</b>		
	<b>RTC-I</b>	<b>RTC-II</b>	<b>RTC-III</b>
<b>5. River-Related Retail</b>			
a. Retail (indoor and outdoor) which support river-type activities	P-III		
b. River-related retail (location necessary for existence)			P-III
<b>6. River-Related Services</b>			
a. Hotel excursion tour boats for river tours down river		P-III	
b. Fuel docks		P-III	
c. Marine hardware			P-III
d. Bait and tackle shop			P-III
e. Guided sport fishing			P-III
f. River-related club's and organization's facilities			P-III
g. Offices and businesses of river-related and recreational activities			P-III
<b>7. Other Retail and Services</b>			
a. Specialty and gift shops		P-III	
b. Art galleries and displays		P-III	
c. Esplanade along the river, small newspaper kiosks, flower carts, specialty food vendors and carts		P-III	
d. Small grocery			P-III
e. Bicycle, roller skating, moped, and other recreational equipment rental stores			P-III
<b>8. Interpretive/Educational</b>			
a. Fish spawning interpretive center	P-III		
b. Natural history library and/or bookstore	P-III		
c. Educational interpretive center and displays			P-III
d. River-related museums and libraries			P-III



# EXHIBIT 6

Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures			
Land Uses	Zoning District		
	RTC-I	RTC-II	RTC-III
9. Public Parks	P-III	P-III	P-III

## Table Legend

P-III= Permitted Use, Requires a Pre-application and Type III Review.

S-III= Secondary Use, Requires a Pre-application and Type III Review.

<sup>29</sup> Note 1: Minimum parcel size for two (2) single-family dwellings in the RTC-III zone is 4.42 acres.

<sup>29</sup> Note 2: Residential development in the RTC-III zone is subject to the development standards listed in Article 22 rather than the design standards of Article 21 of the Development Code.

Note 3: Residential uses are permitted as Secondary uses in the RTC-II and RTC-III zones only on upper floors when part of a mixed-use development that includes commercial uses on the ground floor.

## EXHIBIT 6

### 12.100 Residential Zoning Districts

#### 12.120 Purpose of the Residential Zoning Districts

- 12.122 R-1 Districts. The purpose of the R-1 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at low and moderate densities.
- 12.123 R-2 District. The purpose of the R-2 District is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate densities.
- 12.124 R-3 Districts. The purpose of the R-3 (R-3-1) and R-3-2 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate-high densities. Maximum densities in these districts are typically representative of 2-story housing such as attached or multi-family.
- 12.125 R-4 (R-4-1), R-4-2, and R-5 Districts. The purpose of the R-4 (R-4-1), R-4-2, and R-5 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at higher densities, and for professional uses that typically support residential areas; such as professional offices; hospitals, clinics and other suitable uses, but only in a manner designed to support and protect residential livability. Maximum densities in these districts are typically representative of 3-story housing such as attached or multi-family. Some districts only allow non-residential uses when in conjunction with residential use to ensure the residential land supply is not exclusively consumed by other uses.
- 12.131 Land Use Review. Schedule 12-2 shows the specific land uses permitted in each Residential Zoning District, subject to all provisions of this Code and the review procedure associated with each use and zone.

#### 12.140 Determining Maximum Residential Density.

- (1) The maximum number of dwelling units (du) allowable under either Base Development Standards or Alternative Development Options shall be determined according to the following formula:  
  
$$\text{Total Site (Acres)} - \text{dedicated public right of way (acres)} = \text{Useable Site (Acres)} \times \text{maximum density allowed by zone (du/acre)} = \text{Maximum Dwelling Units allowed on site (round to whole number by dropping all fractions).}$$
- (2) Using the Base Development Standards, the minimum lot size, the particulars of site layout and topography, and the access requirements may result in yielding less than the allowable maximum dwelling units for any given proposal. In this case, the most restrictive requirement shall govern.
- (3) The maximum density for any given zone is not subject to increase using the variance process or the subdivision process. The maximum density for any given zone may be



## EXHIBIT 6

increased only by using the PUD process, small lot allowance, or density incentives as provided in this Code.

- (4) The maximum net density for all residential zones shall be as given in the following schedule. Net density in Schedule 12-4 generally corresponds to the following calculation: Divide the area in an acre (43,460 square feet) by the minimum area per dwelling unit (du) from Column 3 in Schedule 12-5. For example, in the R-2 zone:  $43,560 \text{ sq ft} / 3,500 \text{ sq ft minimum land area per dwelling} = 12.44 \text{ du/acre}$ .

However, the maximum density measurement of dwellings/acre in Schedule 12-4 provides guidance for other provisions of this code intended to provide greater flexibility for unique site conditions and other issues, such as small lot allowances, cluster lots, and Planned Unit Developments (PUDs).

<sup>1</sup> Maximum Net Residential Density By Zone Schedule 12-4a		
Comprehensive Plan Designation	Zoning Designation	Maximum Density
Low Density (LR)	R-1-12	3.96 du/Acre
	R-1-10	4.84 du/Acre
	R-1-8	6.22 du/Acre
Moderate Density (MR)	R-1-6	8.71 du/Acre
	R-2	12.44 du/Acre
Moderate-High Density (HR)	R-3 (R-3-1)	17.4 du/Acre
	R-3-2	20 du/Acre
High Density (HRR)	R-4 (R-4-1)	34.8 du/Acre
	R-4-2	34.8 du/Acre
	R-5	50 du/Acre

## EXHIBIT 6

### 12.145 Determining Minimum Residential Density

In order to ensure an adequate supply of sites zoned for different housing types at appropriate locations, some residential zones have minimum density requirements. Zones with minimum density requirements are designated on the zoning map with an “M” suffix following the name of the zoning district. This allows ‘legacy’ zones to continue to be subject to the original standards, while most newly zoned properties will meet the newer requirements.

This designation is typically applied only in higher density residential zones. Minimum lot sizes in lower density zones will typically achieve zoned densities with detached housing types. However, in higher density zones, densities will only be achieved with attached and multi-dwelling housing types. Rather than implementing these provisions by prohibiting certain lower-density housing types in higher-density residential zones, this approach allows flexibility. Minimum densities on a site can be met in more than one way: by a single housing type on a lot, each built at the same average density, or by a mix of different housing types where some are at higher density and some are at lower density, resulting in the same average density.

- (1) In a zone with a minimum density requirement designated with an “M” suffix following the name of the zoning district, development shall meet the minimum density provisions of this section, as provided in Schedule 12-4b

Minimum Residential Density By Zone Schedule 12-4b		
Comprehensive Plan Designation	Zoning Designation	Minimum Density
Low Density (LR)	R-1-12	N/A
	R-1-10	N/A
	R-1-8	N/A
Moderate Density (MR)	R-1-6	N/A
	R-2	N/A
Moderate-High Density (HR)	R-3 (R-3-1)	N/A
	R-3-2	N/A
	R-3M (R-3-1M)	12.44 du/Acre
	R-3-2M	12.44 du/Acre
High Density (HRR)	R-4 (R-4-1)	N/A
	R-4-2	N/A
	R-5	N/A
	R-4M (R-4-1M)	20/du/Acre
	R-4-2M	20 du/Acre
	R-5M	20 du/Acre



## EXHIBIT 6

- (2) **Deductions for Natural Features.** In calculating minimum density requirements, site area within streambanks and riparian setbacks, wetlands and wetland buffers, and slopes over 25% may be deducted from the site acreage before measuring minimum density.
- (3) **Deductions for Public Dedications.** Land dedicated as public right-of-way or public open space as part of a development may be deducted from the site acreage before measuring minimum density.
- (4) **Deductions for Mixed-Use.** In a zone with minimum density requirements, when residential development is part of a mixed-use development together with uses such as office and commercial use, the minimum density requirement may be reduced as follows:
  1. Vertical mixed use: Lower-floor non-residential use areas may be calculated as if they had the same number of dwelling units as the residential use on the floor above.
  2. Horizontal mixed use on same site: An equivalent deduction to Subsection (1) may be made for horizontal mixed-use on the same site, as would apply if the same mix of uses were configured as vertical mixed use. For example, two 2-story buildings of the same size, where one is a 2-story residential building and the other is a 2-story office building would qualify for the same deduction as two 2-story buildings with residential above commercial.
  3. Through a Planned Unit Development, similar deductions may be made as for horizontal mixed-use if the resulting development is on separate sites and the resulting development is consistent with the purpose of the deductions.

### 12.150 Residential Base Development Standards

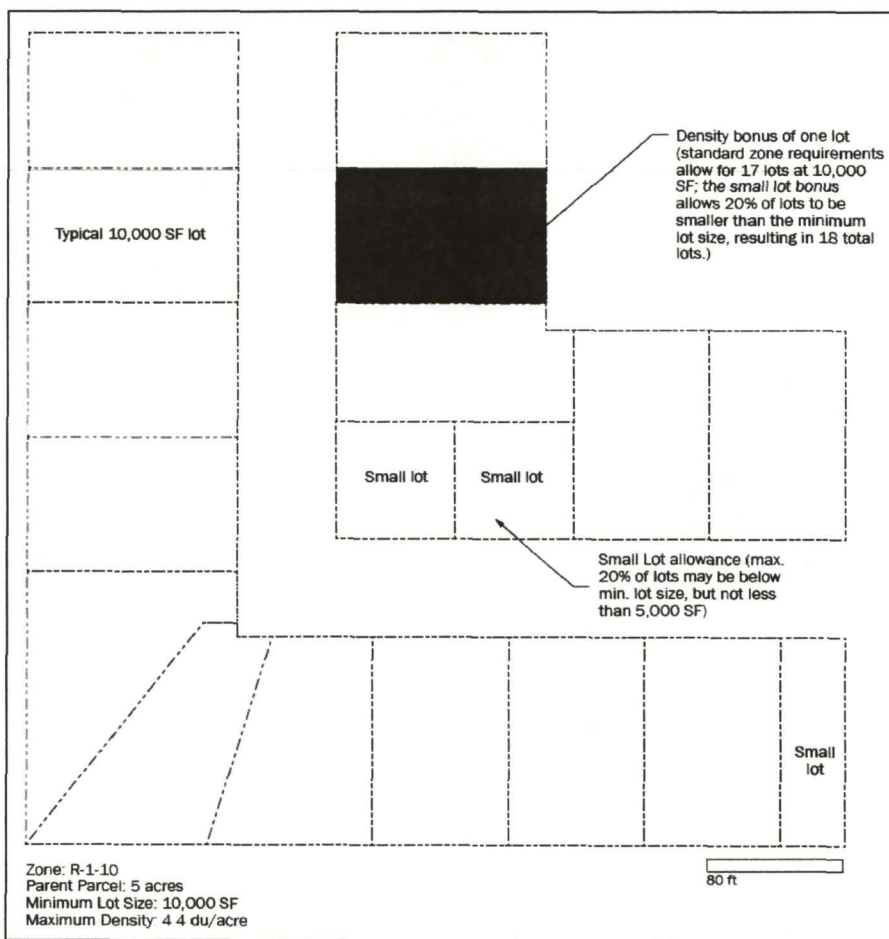
12.151 Purpose. The purpose of this Section is to provide the Base Development Standards for all residential uses, including lot size, lot dimension, setbacks, structure height and lot access.

### <sup>5,28</sup>12.152 Lot Requirements

- (1) Minimum lot requirements shall be as given in Schedule 12-5, except as specified in Section 12.152(2)(d) for zero-lot line development for attached housing or as otherwise specified in Subsection (2).
- (2) **Exceptions to minimum lot size and width.** The following exceptions to minimum lot size and width are allowed outright:
  - (a) **Small lot allowance.** The small lot allowance applies to new subdivisions with five (5) lots or more in the R-1-6, R-1-8, R-1-10 and R-1-12 zones. The small lot allowance is intended to promote efficient use of land and flexibility in subdivision design.
    - (i) Up to 20 percent (20%) of new residential lots within a subdivision may be below the minimum lot size, but not smaller than 5,000 square feet.

## EXHIBIT 6

- (ii) Small lots created in accordance with this provision shall not be included in the calculation of maximum density set forth in Schedule 12-4.



**Illustration of Small Lot Allowance**

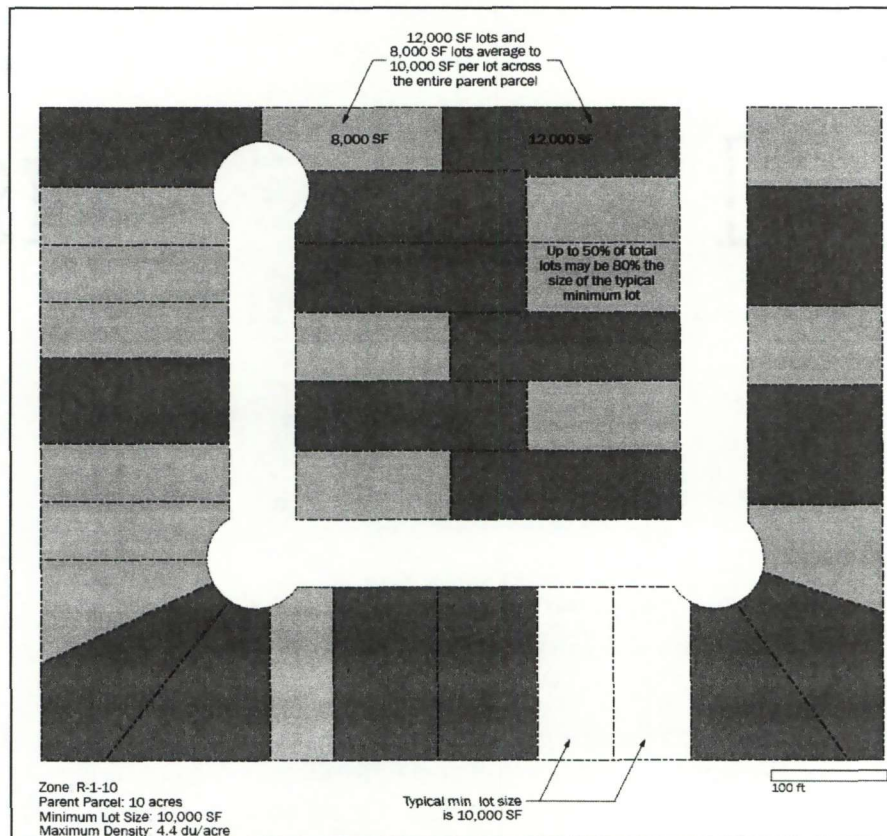
- (b) **Lot size averaging.** In order to promote efficient use of land and allow flexibility in subdivision design to address site constraints such as cul-de-sacs or irregularly shaped lots, the lot area standards may be modified through the use of lot size averaging as follows:
- (i) This option is allowed only within the R-1-12, R-1-10 and R-1-8 zones.
  - (ii) Up to 50 percent (50%) of the lots within the subdivision may be smaller than the minimum lot size required by the zone provided that the smallest lots created are not less than 80 percent (80%) of the minimum lot size.
  - (iii) For each lot below the minimum lot size, there shall be one lot that is above the minimum lot size. For example, if five lots below the minimum lot size are created using lot size averaging, five lots above the minimum lot size shall also be created. Combining the “leftover” square footage from small lots into one very large lot is not allowed.
  - (iv) The minimum lot width may also be reduced only on the smaller lots created through lot size averaging. On those lots, the lot width shall



## EXHIBIT 6

not be less than 80 percent of the minimum lot width established by the base zone.

- (v) The overall density of the subdivision shall not exceed the maximum density standard for the zone unless the small lot allowance in (a) above is also used.
- (vi) A deed restriction shall be placed on any lots that could be further divided if such a subsequent land division would exceed the maximum density of the zone.
- (vii) This option may be used in conjunction with the small lot allowance provisions in (a) above.



**Illustration of Lot Size Averaging**

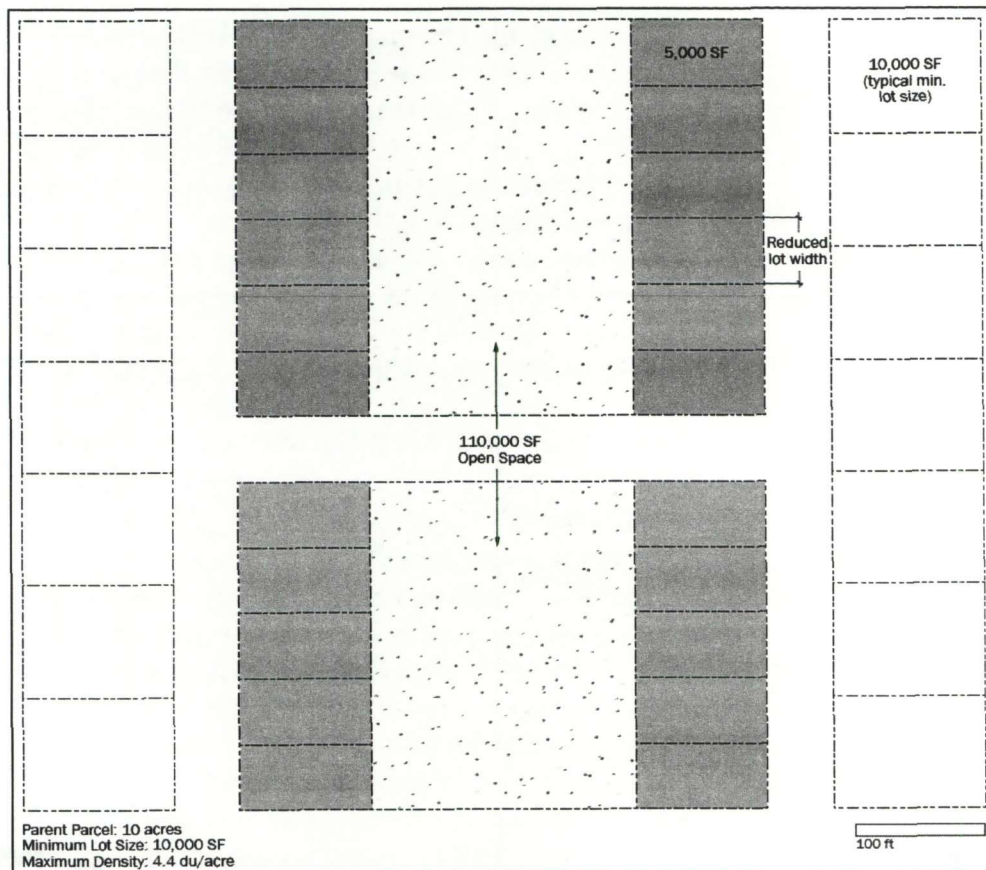
- (c) **Cluster lots.** These standards are intended to provide an option to allow for greater flexibility in preserving natural features and providing open space while achieving zoned density. These provisions are allowed in any residential zone.
  - (i) **Lot Size Reductions.** If a subdivision creates one or more public or private open space lots meeting the requirements of Subsection (ii), any developable lot with at least 50 feet abutting the open space lot on one or more interior side or rear lot lines may have a reduced minimum lot size, as follows:
    - (1) Those lots shall not be less than 50% of the minimum lot size of the zone, and not less than 4,000 square feet, whichever is larger.

## EXHIBIT 6

- (2) The lot width for a lot may be reduced below the minimum lot width requirement by the same percentage that the lot size is reduced below the minimum lot size, but not less than 50 feet. (For example, in the R-1-12 zone, if a lot is reduced to 80% of the minimum, from the 12,000 square feet minimum to 9,600 square feet, lot width for that lot may be reduced to 80% from 80 feet to 67 feet).
  - (3) These provisions do not allow for an overall increase above maximum density for the parent parcel that would exceed the maximum allowed density of the zone. However, these provisions may be used together with the small lot allowance provisions in Subsection (a).
- (ii) **Common Open Space Area.** The common open space lot required to allow smaller cluster lots described in Subsection (i) shall meet the following requirements:
- (1) The common open space lot or lots shall be created as part of the subdivision. It may be public or private. If public, the applicant must have prior approval from the affected public agency to accept the dedication. If private, it shall be a common area.
  - (2) A common open space lot shall contain an area no less than the sum of the difference between the actual lot size and minimum lot size for each reduced size lot abutting the common open space. However, in no case shall any open space lot shall be less than 5,000 square feet. (For example, if 10 lots abutting the open space each have lot sizes 2,000 square feet below the minimum lot size of the zone, the open space lot shall contain at least 20,000 square feet).
  - (3) The common open space lot shall have a minimum width or depth dimension of no less than 20 feet at any point.
  - (4) The common open space lot shall have at least 50 feet of frontage on a public right-of-way.
  - (5) The common open space lot shall be for preservation of special natural features or and/or provision of natural or recreational open space.
  - (6) The open space lot shall be predominantly vegetated, but may contain hardscape elements such as pedestrian and bicycle trails, play structures, etc., that may be counted toward the minimum area requirements for the open space lot. Sidewalks and bike lanes located within an adjacent public right-of-way shall not be counted toward the open space area.
  - (7) Any area provided for vehicular parking adjacent to an open space lot will not count toward the minimum lot area requirement.
  - (8) If the common open area lot contains a delineated resource (wetland, wetland buffer, riparian area, etc.), the open space lot lines shall be set back at least 20 feet from the edge of the delineated resource.
  - (9) The applicant shall record a covenant for any lot abutting the open space lot that precludes sight-obscuring fencing taller than 4 feet within 20 feet of a pedestrian path in a common area lot. Taller fencing may be permitted within the specified distance, provided it isn't sight-obscuring.



## EXHIBIT 6



**Illustration of Lot Clustering**

- (d) **Lot requirements for Single Attached development.** The following lot requirements apply to Single Attached residential development.
- The minimum lot size for a Single Attached lot shall be 2,000 square feet. The maximum density requirements per the base zone apply.
  - No side yard setback is required for an interior property line (lots that have a Single Attached dwelling on both sides).
  - The minimum lot width shall be 20 feet for interior Single Attached lots (lots that have a Single Attached dwelling on both sides).
  - The minimum lot width shall be 30 feet for exterior Single Attached lots (lots with a Single Attached dwelling on only one side).

## EXHIBIT 6

Minimum Residential Lot Requirements Schedule 12-5							
Zone	Lot Area One Dwelling Unit in sf (See Note 1) (for detached and multi- family) See 12.152(3)(d) for attached	Area/du Two or More Dwelling Units in sf (See Note 1)	Lot Width in ft (See Note 2)	Front Yard in ft (See Note 3)	Ext. Side/ Rear Yard in ft	Side Yard in ft (See Note 4)	Rear Yard in ft (See Note 4)
R-1-12	11,000	11,000	75	20	10 (See Note 5)	6-10 (See Note 6)	6
R-1-10	9,000	9,000	70	20	10 (See Note 5)	6-10 (See Note 6)	6
R-1-8	7,000	7,000	65	20	10 (See Note 5)	6-10 (See Note 6)	6
R-1-6	5,500	4,500	55	20	10 (See Note 5)	6-10 (See Note 6)	6
R-2	5,000	3,500	50	20	10 (See Note 5)	5	5
R-3 (R-3-1)	5,000	2,500	50	20	10 (See Note 5)	5	5
R-3-2	5,000	2,178	50	20	10	5	5
R-4 (R-4-1) R-4-2	5,000	1,100	50	10 (See Note 5)	10 (See Note 5)	5	5
R-5	5,000	870	50	10	10	5	5

sf=Square Feet

ft=Linear Feet

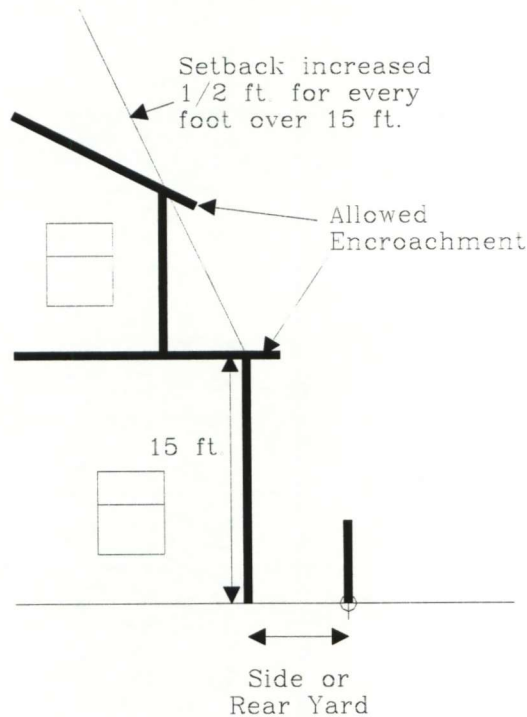
du= Dwelling Unit

- Note 1:** Where public right-of-way is required to be dedicated from a lot for development permit approval, the area dedicated in excess of that necessary to provide a 60-foot wide right-of-way may be counted towards the minimum lot area. This doesn't apply to more than one lot when property is subdivided.
- Note 2:** Lot depth shall not be greater than four (4) times its width, exclusive of the flagpole of a flag lot.
- <sup>22</sup>**Note 3:** If each property that adjoins an interior side property line of the subject property is developed with a residential structure that has a nonconforming front yard setback, the front yard setback for a single-family residential structure on the subject property may be reduced subject to Subsection (3). See Concept Sketch: Reduced Front Yard Setback
- Note 4:** The structure shall be constructed so that any point on the structure is set back from the side and rear property lines the required minimum setback plus one-half (1/2) foot for each foot over fifteen (15) feet that the point is above finish grade. See Concept Sketch: Side and Rear Yard Setback. Also, see Section 12.400 for exceptions to side and rear yard setbacks.



## EXHIBIT 6

- <sup>28/30</sup>**Note 5:** Garage door and carport openings shall in all cases maintain a minimum setback of twenty (20) feet with the exception of Section 13.300(2).
- **Note 6:** Side yard setbacks shall be a minimum of six (6) feet, and the sum of the two side yards shall be a minimum of sixteen (16) feet. Any side yards beyond the first two shall be a minimum of six (6) feet.



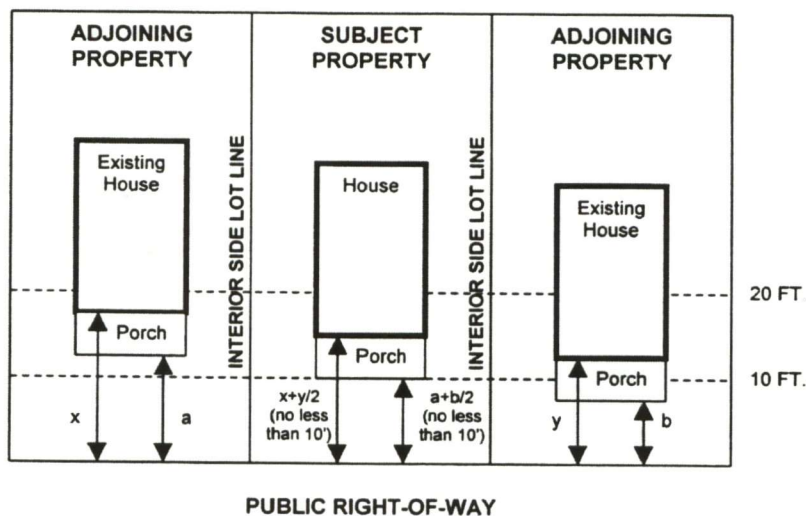
Concept Sketch: Side and Rear Yard Setback

- (3) A lot with frontage on two streets requires only one front yard. For a lot with frontage on more than one street, the applicant shall designate one such frontage as the front yard, and all other frontages shall be designated exterior side or rear yards, as appropriate. See also Article 30, Definitions. Exterior side or exterior rear yards shall be as given in Schedule 12-5.
- <sup>22</sup>(4) If both properties that adjoin the interior side property lines of the subject property are developed with residential structures that have nonconforming front yard setbacks, the front yard setback for a single-family residential structure on the subject property may be reduced, subject to the following. If the first adjoining property is a flag lot, the setback of the next property that adjoins the flagpole may be considered.
  - (1) The subject property must be in a residential zone, and the properties that adjoin the interior side lot lines must be subject to the same front yard setback requirement as the subject property.
  - (2) The front yard setback for the single-family residential structure may be reduced to a distance equal to the average setback of the adjoining

## EXHIBIT 6

residential structures, but to no less than 10 feet. If the subject property is a corner lot, the front yard setback for the single-family residential structure may be reduced to a distance equal to the nonconforming setback of the adjoining property along the same public street frontage, but no less than 10 feet.

- (a) The minimum setback for a front wall of the single-family residential structure shall be the average of the setback of the nonconforming front walls of the adjoining residential structures, but no less than 10 feet.
  - (b) The minimum setback for a covered porch shall be the average of the setback of the nonconforming front walls or nonconforming covered porches of the adjoining residential structures, but no less than 10 feet, measured from the outermost wall or vertical roof support.
- (3) No reduction in front yard setback for a residential structure or other structure shall be permitted based on the setback of a carport or detached accessory structure on an adjoining property.
  - (4) A reduction in front yard setback shall only be permitted for a single-family residential structure; however, no reduction in front yard setback shall be permitted for a wall containing a front-facing garage door. No reduction in front yard setback shall be permitted for a carport or a detached accessory structure.
  - (5) If the subject property is adjacent to a corner lot, an exterior side yard of the corner lot shall not be considered a nonconforming front yard.



Concept Sketch: Reduced Front Yard Setback



## EXHIBIT 6

### <sup>3</sup>(5) Compliance with Solar Standards

#### (a) Solar Setback Standards

Any structure built on a lot to the south of a residentially zoned lot shall comply with the solar setback standards of Section 22.620 of this Code.

#### (b) Solar Lot Design Standards

All subdivisions in residential zones shall comply with the solar lot design standards of Section 22.630 of this Code.

## EXHIBIT 6

12.153 <sup>23</sup>

### Height Requirement

- (1) Maximum heights shall be as given in Schedule 12-6.

Maximum Building or Structure Height Schedule 12-6	
Zone	Feet*
R-1-12	35
R-1-10	35
R-1-8	35
R-1-6	35
R-2	35
R-3 (R-3-1)	35
R-3-2	35
R-4 (R-4-1)	45
R-4-2	45
R-5	45

- \* Any gabled or hipped roof feature with a pitch over 5:12 may exceed the maximum height by two additional feet for each additional unit of rise per 12 units of run, up to a maximum of 16 additional feet:

Additional Height for Roof Pitch >5:12 (measured from reference datum to highest point of roof)		
Roof Pitch	Zone	
	R-1-12, R-1-10, R-1-8, R-1-6, R-2, R-3-1, R-3-2	R-4-1 R-4-2 R-5
5:12 or less	35	45
more than 5:12 up to 6:12	37	47
more than 6:12 up to 7:12	39	49
more than 7:12 up to 8:12	41	51
more than 8:12 up to 9:12	43	53
more than 9:12 up to 10:12	45	55
more than 10:12 up to 11:12	47	57
more than 11:12 up to 12:12	49	59
more than 12:12	51	61

- (2) Exceptions. Residential Zoning District height limitations may be exceeded by the following:

- (a) Farm buildings and structures
- (b) Chimneys
- (c) Church spires, belfries, cupolas and domes
- (d) Flagpoles, masts and aerals



## EXHIBIT 6

- (e) Firehouse towers
- (f) Elevator shafts

### 12.154 Access Requirements

- (1) Each residential lot shall have access to a dedicated public street not less than 20 feet in width.
- (2) Where such access is not provided by lot frontage on a dedicated public street, access may be provided by a flagpole running to a dedicated public street other than a minimum access street, as provided in Article 28, Access.

### 12.155 Other Requirements. All relevant procedures and standards of this Code apply to use and development within Residential Zoning Districts.

### <sup>7</sup>12.156 Alternate Development Options. Residential Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development & Alternative Development Options, Article 18.
- (2) Modified Setback Option, Residential Development Standards, Article 22.
- (3) Variance, Article 6.

## EXHIBIT 6

### 12.200 Commercial Zoning Districts

#### 12.220 Purpose

- <sup>8</sup>12.221 Neighborhood Commercial District (NC). The purpose of the Neighborhood Commercial District is to provide locations for small businesses which serve the retail and personal services needs within residential zoning districts. The businesses are intended to be limited in size to fit into residential patterns of development without creating land use, architectural or traffic conflicts.
- 12.222 General Commercial District (GC). The purpose of the General Commercial District is to provide for all commercial and professional uses, excepting those uses requiring on-site manufacture or assembly. Performance development standards are designed to protect adjacent uses and development from impact, and the market factors of supply, demand, location and cost are expected to provide commercial development in appropriate types, amounts and relationships.
- 12.223 Central Business District (CBD). The purpose of the Central Commercial District is to provide appropriate commercial and professional uses for the Central Business District of Grants Pass. Performance development standards are designed to encourage mixed commercial, professional and high-rise residential uses. The Central Business District recognizes and encourages viable and economic uses, while performance development standards and the Downtown Plan act to maintain and enhance the District's unique architecture and historic qualities.
- 12.224 Office Residential (OR). The purpose of the Office Residential District is to provide for office uses where more intensive retail uses may not be suitable, but the primary purpose is to preserve lands for office uses as the primary use, rather than residential uses as specified in the R-4 zones, where there is a need to maintain those lands for residential use or residential mixed use. However, if office use is provided as a primary use, residential use is also permitted and encouraged as a secondary use on the same site.
- <sup>9</sup>12.225 Riverfront Tourist Commercial District (RTC). The purpose of the Riverfront Tourist Commercial District is to provide for and to promote special tourist commercial uses adjacent to the Rogue River where either existing or proposed bridges are located. Uses appropriate to the RTC districts would either need to be located adjacent to the river for their existence or utilize the river's scenic quality for economic development. In addition to providing economic opportunity for the City of Grants Pass, these ordinances will preserve the scenic quality wetland habitat and promote river related recreation.

For the purposes of this document, the following descriptions apply:

100-Year Flood Plain: The 100-Year Flood Plain has boundaries determined by the Federal Insurance Administration as the base flood elevation for purposes of flood plain management and is the level at which a flood may occur every 100 years with a one percent (1%) chance of occurring annually.



## EXHIBIT 6

River Bank: The area that extends out from the mean high water line, measured between June 1 and September 1, as determined by survey. The width of the river bank is the width of the river floodway, or fifty (50) feet from the survey point, whichever is greater.

Floodway: Floodways are stream corridors designed to conduct waters of a 100-year flood out of the area as fast as possible. They are not necessarily a natural feature.

River Corridor: The river corridor establishes the location of the Scenic Overlay Zone and is covered by the same area as the 100-Year Flood Plain.

There are three subdistricts for the RTC zone located approximately at Grants Pass Parkway (Third Bridge crossing), at the Sixth and Seventh St. Bridge crossings and at the future Fourth Bridge crossing. Each of these subdistricts has special characteristics, due to the existing land uses and development patterns and their locations within the City's Urban Growth Boundary.

- (1) River Tourist Commercial District-I (RTC-I). The RTC-I is within an established single- and multi-dwelling residential area. Therefore, it is the purpose of this subdistrict to promote residentially scaled development which will complement these residences. Further, this subdistrict is adjacent to wetland environment, which will necessitate special protection and limited access to the river.
- (2) Riverfront Tourist Commercial District-II (RTC-II). The RTC-II District is located next to the downtown and Central Business District of Grants Pass. The purpose of this subdistrict is to encourage both high quality building density and visitor-serving activities which allow the beauty of the river to be seen. The scale and architectural character must have an urban ambience and sophistication. Mixed-use developments with residential units located above ground floor commercial are encouraged.
- (3) Riverfront Tourist Commercial District-III (RTC-III). The RTC-III District is directly related to the County Fairgrounds/Race Track and the Riverside West All Sports Park. Affordable visitor-serving activities and commercial recreation development are desired. These activities should occur in a park-like setting. Mixed-use developments with residential units located above ground floor commercial are encouraged.

### 12.230 Commercial Land Uses and Review Procedures

- 12.231 Land Use Review. Schedule 12-2 shows both the specific and general categories of land uses permitted in each Commercial Zoning District, subject to all provisions of this Code and the review procedure associated with each use and zone, except for the Riverfront Tourist Commercial (RTC) Districts, which are provided in Schedule 12-3.
- 12.232 Riverfront Tourist Commercial Zones. The Riverfront Tourist Commercial Zones require special review procedures due to the uniqueness and the environmental sensitivity of these districts. The review procedures apply to RTC-I, II and III.

## EXHIBIT 6

Projects are defined in this situation as follows:

1. Requiring a Building or Development Permit
2. Alteration or removal of riparian vegetation within the 100-Year Flood Plain
3. Grading of more than 50 cubic yards of soil within the RTC Districts
4. Removal of trees (with six (6) inch diameter at four-and-a-half (4-1/2) feet high or greater) within the RTC Districts.

### 12.240 Residential Densities in Commercial Zones

<sup>20,29</sup>12.241 New Residential Dwelling Units. New residential dwelling units may be permitted in the General Commercial, Central Business District, and Office Residential zones, as specified in Schedule 12-2. No minimum or maximum density standard applies in these districts. In commercial zones where exclusively residential use is permitted, residential development must meet the applicable open space standards in Article 22, Schedule 22-1 and additional Residential Development Standards of Article 22 for the R-3 zone. If part of a mixed-use development, the development shall meet the standards of Article 20. Residential development in the RTC zones is permitted as noted below.

12.242 Existing Residential Dwelling Units. Existing residential dwelling units are permitted in all Commercial Zones, provided there is no increase in density. For any increase in density within existing residential dwelling units, Section 12.241 shall apply.

### 12.243 Residential Density Within the RTC Zoning Districts

- (1) RTC-I. The RTC-I District allows for residential development up to R-3-2 densities or 20 dwelling units/acre.
- (2) RTC-II. The RTC-II District has no minimum or maximum density standards for allowed upper floor residential development.
- (3) RTC-III. The RTC-III District has no minimum or maximum density standards for allowed upper floor residential development.

<sup>29</sup>12.244 Residential Development in the RTC-III District. Maximum of two (2) single-family dwellings are permitted within the RTC-III zone with a minimum parcel size of 4.42 acres. Residential development is subject to the Residential Design Standards in Article 22.

### 12.250 Commercial Base Development Standards

12.251 Purpose. The purpose of this Section is to provide the Base Development Standards for all commercial uses, including lot size, lot dimension, setbacks, structure height and lot access.

### 12.252 Lot Requirements.

- (1) Minimum lot size and dimensions and front, side and rear yard setbacks shall be as given in Schedule 12-7.



## EXHIBIT 6

13,28,29 Minimum Commercial Lot Requirements Schedule 12-7								
Zone	Lot Area in sf	Lot width in ft	Lot Depth in ft	Front yard in ft	Exterior Side/Rear yard in ft	Side yard	Rear yard	Lot Coverage
NC	No min. 21,780 max*	25	100	20	10	None**	None**	35% Max
GC	None	25	100	10 (See Note 1)	10 (See Note 1)	None**	None**	None
CBD	None	None	None	None	None	None**	None**	None
OR	None	25	100	10 (See Note 1)	10 (See Note 1)	None**	None**	None
RTC	None+	None	None	None	None	None**	None**	None

### Legend:

sf = Square Feet  
 ft = Linear Feet  
 Max. = Maximum Requirement; otherwise given as minimum requirement.  
 \* = Maximum square footage for contiguous commercially- zoned lot area, regardless of ownership.

\*\* = See Landscape and Buffering Requirements when adjacent to residential zones.

+ = Minimum parcel size for residential use in the RTC-III zone is 4.42 acres

Note 1: For residential development within the GC zone, garage door and carport openings shall maintain a minimum setback of twenty (20) feet with the exception of Section 13.300 (2).

(2) A lot with frontage on two or more streets requires only one front yard. The applicant shall designate one such frontage as the front yard, and all other frontage yards shall be designated exterior side or rear yards, as appropriate. See also Article 30, Definitions. Exterior side or rear yards shall be as given in Schedule 12-12.

### 12.253 Lot Requirements for RTC Districts

- (1) Lot Area, Width and Depth for RTC Districts. There are no minimum sizes for lots within the RTC Districts.
- (2) RTC Front and Rear Setbacks. Concept Sketch: RTC District Setbacks delineate the setback requirements for the RTC Zone Districts. These requirements shall supersede the requirements of Section 24.341, Stream Corridor Setback.

## EXHIBIT 6

- (3) RTC Side Yard Setback. Consideration shall be given to view corridors by the RRB. However, the minimum side yard set back adjacent to a residential zone is 20 feet for the first floor and an additional 10 feet for each extra floor (Refer to Concept Sketch: RTC District Setbacks). No structures or parking may occur in the 20-foot setback area.

A 20-foot wide landscaping area shall be provided according to Section 23.034, Type D: Buffering Between Zones.

- (4) RTC Lot Coverage for Buildable Area (with setbacks)

RTC-I:       None  
RTC-II:       None  
RTC-III:      None



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City of Grants Pass Development Code

## EXHIBIT 6

### 12.254 Height Requirements

- (1) Maximum heights shall be as given in Schedule 12-8.

Maximum Building or Structure Height Schedule 12-8		
Zone	Stories	Feet***
NC	2 1/2*	35*
GC	N/A*	35*
CBD	N/A*	100
OR	N/A	35
RTC-I	3**	45**
RTC-II	4**	65**
RTC-III	2 1/2**	35**
*The most restrictive shall apply.		
**The least restrictive shall apply		

\*\*\* Any gabled or hipped roof feature with a pitch over 5:12 may exceed the maximum height by two additional feet for each additional unit of rise per 12 units of run, up to a maximum of 16 additional feet:

Additional Height for Roof Pitch >5:12 (measured from reference datum to highest point of roof)					
Roof Pitch	Zone				
	NC, GC*	CBD	RTC-I**	RTC-2**	RTC-3**
5:12 or less	35	100	45	65	35
more than 5:12 up to 6:12	37	102	47	67	37
more than 6:12 up to 7:12	39	104	49	69	39
more than 7:12 up to 8:12	41	106	51	71	41
more than 8:12 up to 9:12	43	108	53	73	43
more than 9:12 up to 10:12	45	110	55	75	45
more than 10:12 up to 11:12	47	112	57	77	47
more than 11:12 up to 12:12	49	114	59	79	49
more than 12:12	51	116	61	81	51

- (2) Exceptions. Commercial Zoning District height limitations may be exceeded by the following:

- (a) Farm buildings and structures
- (b) Chimneys
- (c) Church spires, belfries, cupolas and domes
- (d) Flagpoles, masts and aerals



## EXHIBIT 6

- (e) Firehouse towers
- (f) Elevator shafts and cooling towers
- (g) Outdoor theater screens
- <sup>23</sup>(h) Hospitals, provided that no hospital shall exceed a height of 55 feet, with additional height permitted for a roof pitch over 5:12 as provided above.

### 12.255 Access Requirements

- (1) Each commercial lot shall have access to a dedicated public street across its entire frontage.
- (2) Flagpoles do not constitute frontage for commercial lots. See Section 12.256 for Alternative Development Options.

### 12.256 Other Requirements. All relevant procedures and standards of this Code apply to use and development within Commercial Zoning Districts.

- (1) RTC Development Standards. Articles 23 through 27 are to be supplemented by Article 21, RTC Development Standards.

- <sup>20</sup>(2) Parking Lot Location in the CBD zone. In the CBD zone, all surface lots shall be located at the rear or side of the building. Where it is not possible to provide parking behind the building, parking may be located along the side of the building providing it comprises no more than 50% of the site frontage of the primary street. The Review Body may waive this requirement if the applicant demonstrates that parking in those locations would not allow reasonable use of the site due to lot configuration, physical site conditions, site access restrictions, or similar site constraints; would pose a risk to public safety by restricting visibility of the lot from the street; or that parking in front of the building would better implement the purpose of this district by, for instance, enabling shared parking or providing superior pedestrian access. Parking areas allowed in front of buildings shall, where possible, be located adjacent to an existing parking area to enable shared parking.

- <sup>20</sup>(3) Building Orientation in the CBD zone. Buildings shall be set back no more than 10' from the property line facing a public or private street, except where parking is allowed in front of the building per Section 12.256(2). Minimum setbacks shall preserve intersection sight distance to ensure safe ingress/egress. A building's main entrance shall be oriented to a street or pedestrian-oriented plaza or park.

### 12.257 Alternative Development Options. Commercial Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development, Article 18.
- (2) Variance, Article 6.

## EXHIBIT 6

### 12.300 Industrial Zoning Districts

#### 12.320 Purpose

12.321 Business Park District (BP). The purpose of the Business Park District is to provide a mixed-use zone for light industrial and commercial uses. Retail trade is permitted as an accessory use or when determined to be compatible with, or can be made compatible with, light industrial or wholesale trade uses via a discretionary review process. Performance Development Standards are designed to ensure the compatibility of the light industrial uses with the commercial uses, and the compatibility with adjacent Commercial and Residential Zoning Districts.

12.322 Industrial Park District (IP). The purpose of the Industrial Park District is to provide for light industrial uses in a campus-like setting. High Performance Development Standards assure compatibility among Industrial Park users and the compatibility with adjacent commercial and residential uses.

12.323 Industrial District (I). The purpose of the Industrial District is to provide for those industrial uses with heavier impacts upon their surroundings and the need for outdoor functions. Performance standards are less than required for other industrial districts and graduated buffering standards ensure compatibility with neighboring zones of lesser intensity of use. It is the express intent of the Industrial District to maintain lands for industrial use, with commercial and residential uses limited to those uses accessory to industrial development.

#### 12.330 Industrial Land Uses and Review Procedures

12.331 Land Use Review. Schedule 12-2 shows *both the specific and general* categories of land uses permitted in each Industrial Zoning District, subject to all provisions of this Code and the review procedure associated with each use and zone.

#### 12.340 Residential Uses in Industrial Zones

12.341 New Residential Dwelling Units. New residential dwelling units are not permitted in any Industrial Zone, except those units serving a direct industrial function, such as a watchman's cottage. In no case shall there be more than one such unit per industrial use or lot.

12.342 Existing Residential Dwelling Units. Existing residential dwelling units are permitted in all Industrial Zones, provided there is no increase in density.

#### 12.350 Industrial Base Development Standards

12.351 Purpose. The purpose of this Section is to provide the Base Development Standards for all industrial uses, regulating lot size, lot dimension, setbacks for structures on the lot, structure height and lot access.



## EXHIBIT 6

- <sup>25</sup>12.352 Lot Requirements. Minimum lot size and dimensions, front, side and rear yards, and building setbacks shall be as given in Schedule 12-9:

<sup>25</sup> Minimum Industrial Lot Requirements Schedule 12-9								
Zone	Lot Area	Lot Width in ft	Lot Depth in ft	Front Yard/ Bldg Setback in ft*	Exterior Side & Rear Yard/ Bldg Setback in ft*	Side Yard/ Bldg Setback in ft*	Rear Yard/ Bldg Setback in ft*	Max. Lot Coverage
BP	None	25	100	10	10	None	None	None
IP	None	25	100	20	10	15	20	50%
I	None	25	100	10	10	None	None	None

Legend:

- ft = Linear Feet  
 Max. = Maximum Requirement; otherwise given as minimum requirement.  
 \* = See landscape and buffering requirements when adjacent to residential, commercial, and indoor industrial zones and uses of lesser intensity, or corner lots.

12.353 <sup>23</sup>Height Requirements

- (1) Maximum heights shall be as given in Schedule 12-10.

Maximum Industrial Height Schedule 12-10	
Zone	Maximum Building or Structure Height*
BP	45 ft.
IP	45 ft
I	45 ft.

- \* Any gabled or hipped roof feature with a pitch over 5:12 may exceed the maximum height by two additional feet for each additional unit of rise per 12 units of run, up to a maximum of 16 additional feet:

## EXHIBIT 6

Additional Height for Roof Pitch >5:12 (measured from reference datum to highest point of roof)	
Roof Pitch	Zone
	BP, IP, I
5:12 or less	45
more than 5:12 up to 6:12	47
more than 6:12 up to 7:12	49
more than 7:12 up to 8:12	51
more than 8:12 up to 9:12	53
more than 9:12 up to 10:12	55
more than 10:12 up to 11:12	57
more than 11:12 up to 12:12	59
more than 12:12	61

- (2) Exceptions. Industrial Zoning District height limitations may be exceeded by the following:

- (a) Farm buildings and chimneys
- (b) Chimneys not exceeding 100 feet in height
- (c) Flagpoles, masts and aerals
- (d) Firehouse towers
- (e) Elevator shafts and cooling towers

### 12.354 Access Requirements

- (1) Each industrial lot shall have access to a dedicated public street across its entire frontage.
- (2) Flagpoles do not constitute access for industrial lots. See Section 12.356 for Alternative Development Options.
- (3) Retail trade uses proposed to locate in the Business Park Zone must demonstrate adequate street capacity as per the City's Traffic Management Plan.

### 12.355 Other Requirements. All relevant procedures and standards of this Code apply to use and development within Industrial Zoning Districts.

### 12.356 Alternative Development Options. Industrial Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development, Article 18.
- (2) Minor Variance, Section 6.020.
- (3) Major Variance, Section 6.030.



## EXHIBIT 6

### <sup>19</sup>12.400 General Exceptions to Setback Requirements.

All buildings and structures shall meet the minimum setbacks or separations of this code, except as provided elsewhere in this Code or as follows:

- (1) Architectural features and mechanical equipment attached to the building, such as an eave, balcony, chimney, or window air conditioning unit, may extend up to two feet into a required setback. A fire resistant gutter may extend an additional three inches into a required setback.
- (2) Structures less than six feet high, including railings, may be placed in an interior yard, provided a three foot wide exiting path is maintained as required by the applicable Building Code, and provided the yard is not a required buffer strip per Section 23.034, or a stream corridor setback as per Section 24.340.
- (3) Uncovered porches, decks, stairways, and ramps may encroach up to five feet into a required exterior yard, except that no such structure shall be less than eight feet from a right-of-way line.
- (4) Public utilities such as transformers, utility poles, pump stations, irrigation structures, and reservoirs are not subject to setback requirements.
- (5) Structures less than three feet high may be placed in a required exterior yard, provided not more than 10 percent of the yard area is covered by such structures.
- (6) Hand rails and protective railings may be located within an exterior yard provided they are not more than six feet above grade.
- (7) Signs as permitted in Article 26 and fences as in Section 23.037 may be located in a required yard.
- (8) Retaining walls may be installed as necessary due to topography.
- (9) No items for sale or storage shall be placed within an existing exterior yard or required landscaped area.
- (10) Nothing listed above shall be construed to allow any structure to be constructed over or to extend over a property line.

### 12.410 Installation of Structure in Public Right-of-Way.

No structure shall be installed in a public right-of-way without permission from the agency responsible for the right-of-way and the City of Grants Pass.

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<sup>1</sup> Revised 3-6-96

<sup>2</sup> Revised 1-3-96

## EXHIBIT 6

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3 Revised 1-3-96  
4 Revised 1-3-96  
5 Revised 2-7-96  
6 Revised 3-6-96  
7 Revised 3-6-96  
8 Revised 11-9-98  
9 Revised 1-3-96  
10 Revised 2-7-96  
14 Revised 3-20-97  
15 Revised 3-6-96; 5-1-02  
16 Revised 12-19-94  
17 Revised 3-6-96  
18 Revised 3-6-96  
19 Revised 10-19-94, 3-6-96  
20 Revised 9-4-02  
21 Added 8-6-03 (Ordinance 5186)  
22 Added 12-17-03 (Ordinance 5205)  
23 Revised 2-4-04 (Ordinance 5213)  
24 Revised 5-20-05 (Ordinance 5285)  
25 Revised 5-20-05 (Ordinance 5286)  
26 Added 4-16-08 (Ordinance 5442)  
27 Revised 5-6-09 (Ordinance 5487)  
28 Revised 5-20-09 (Ordinance 5489)  
29 Revised 3-7-12 (Ordinance 5551)  
30 Revised 1-16-2013 (Ordinance 5567)



## EXHIBIT 6

<sup>24</sup>**Schedule 12-2. Permitted Uses and Site Plan Review Procedures**

	Zoning Districts															
	Residential								Commercial					Industrial		
	LR	MR		HR		HRR			Comm					Emp		
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (o)	R-4 (R-4-1)	R-4-2 (o)	R-5 (o)	NC	GC (GC-1)	GC-2 (o)	CBD	OR	BP	IP	I

General activities not covered below, exempt from Development Permit	P-I-EX. See Section 2.033
General activities not covered below, requiring an administratively issued use permit	P-I-AU. See Section 2.034
General activities not covered below, where Building Permit serves as Development Permit	P-I-A. See Section 2.035

[illegible]

**EXHIBIT 6**

2) Residential Dwelling Unit																
a) Existing	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)
b) New																
1 Detached (1)	P-I-A	P-I-A	P-I-A	P-I-A	PUD	P-I-A	PUD	PUD	-	P-I-A	PUD	P-I-A	PUD	-	-	-
2 Accessory Dwelling Unit, per 22 720	S-I-A	S-I-A	S-I-A	S-I-A	PUD	S-I-A	PUD	PUD	S-I-C	S-I-C	S-I-C	S-I-C	S-I-C	-	-	-
3 Detached (2)	PUD	P-II	P-I-A	P-I-A	P-I-A	P-I-A	S-I-A	S-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
4 Attached (2 units/ 1 zero-lot line) per 22 700	PUD	P-II	P-I-A	P-I-A	P-I-A	P-I-A	S-I-A	S-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
5 Attached (3 or more units/ 2 or more zero-lot lines) per 22 700	PUD	PUD	P-II	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	-	P-I-C	S-I-C	P-I-A	S-I-C	-	-	-
6 Duplex	PUD	P-II	P-I-A	P-I-A	P-I-A	P-I-A	S-I-A	S-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
7 Multi-Dwelling, building or complex (3 or more units)	PUD	PUD	P-II	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	-	P-I-C	S-I-C	P-I-C	S-I-C	-	-	-
8 Upper Story Residential, Mixed-Use, per 12 050(8)	PUD	PUD	PUD	PUD	PUD	P-II	P-II	P-II	S-I-C	S-I-C	S-I-C	S-I-C	S-I-C			
9 Cottage Development, 4 units per 18 100	P-II	P-II	P-II	P-II	PUD	P-II	PUD	PUD	-	P-II	PUD	PUD	PUD			
10 Cottage Development, 5-12 units per 18 100	P-III	P-III	P-III	P-III	PUD	P-III	PUD	PUD	-	P-III	PUD	PUD	PUD			
11 Manufactured Housing																
"A" Individual Lot	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
"B" Manufactured Dwelling Park	-	-	P-III (d)	P-III (d)	P-III (d)	P-I-C	P-I-C	P-I-C	-	-	-	-	-	-	-	-
"C" Health Condition	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	-	P-II	S-II	P-II	S-II	-	-	-
c) Group Quarters	-	-	-	-	-	P-II	P-II	P-II	-	-	-	P-II	-	-	-	-



**EXHIBIT 6**

d) Home Occupation																
1. Occupational Use, per 14 211	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX (f)	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX (f)	S-I-EX (f)	S-I-EX (f)
2. Minor, per 14 220	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU (f)	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU (f)	S-I-AU (f)	S-I-AU (f)
3. Major, per 14 220	S-II	S-II	S-II	S-II	S-II	S-II	S-II	S-II	S-I-C (f)	S-I-C	S-I-C	S-I-C	S-I-C	S-I-C (f)	S-I-C (f)	S-I-C (f)
e) Residential Accessory -Building -Use	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX (e)	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	PUD	P-I-A P-I-EX (e)	P-I-A P-I-EX (e)
f) Transient Quarters	-	-	-	-	-	-	-	-	-	-	-	-	-	P-III	-	P-III
g) Residential Home, per 14.510	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A (f)	P-I-A	P-I-A	P-I-A	P-I-A	PUD	P-I-A (f)	P-I-A (f)
h) Residential Facility, per 14.521	P-II	P-II	P-II	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	PUD	-	-
3) Trade																
a) Retail Indoor	PUD (j)	PUD (j)	PUD (j)	PUD (j)	PUD (j)	PUD (j)	PUD (j)	PUD (j)	P-II	P-(a)	P-(a)	P-(a)	-	P-(b)	-	-
b) Retail Outdoor	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	-	-	P-(b)	-	-
c) Wholesale	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	-	-	P-(b)	-	-
d) Itinerant Use, per 14 120	-	-	-	-	-	-	-	-	-	P-I-AU	P-I-AU	P-I-AU	P-I-AU	-	-	-
4) Services																
a) Professional Office	PUD (j)	PUD (j)	PUD (j)	PUD (j)	PUD (j)	P-II	S-II	S-II	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	P*-(b)	-
b) Business Office	PUD (j)	PUD (j)	PUD (j)	PUD (j)	PUD (j)	PUD (j)	PUD (j)	PUD (j)	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	-	-
c) Limited Office	P-II	P-II	P-II	P-II	P-II	P-II	S-II	S-II	-	-	-	-	-	-	-	-
d) Repair/Maintenance, Commercial	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	P-(a)	-	P-(b)	-	P-(b)

## EXHIBIT 6

[illegible]



[illegible]

# EXHIBIT 6

e) Industrial Accessory -Building -Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S-(g) S-I-EX	S-(g) S-I-EX	S-(g) S-I-EX
f) Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P-II	-	P-II
8) Temporary Uses	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	P-(b)	P-(b)
<sup>269</sup> ) Telecommunication Facility																	
a) New Transmission Tower	-	-	-	-	-	-	-	-	-	C-(i)	C-(i)	-	C-(i)	C-(i)	C-(i)	C-(i)	C-(i)
b) Rooftop Mounted Antenna	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-I-C	C-I-C	C-I-C	C-I-C	C-I-C	C-I-C	C-I-C	C-I-C
c) Façade-Mounted Antenna	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-I-C	C-I-C	C-II	C-I-C	C-I-C	C-I-C	C-I-C	C-I-C
d) Collocated Antenna on Existing Transmission Tower or Other Structure Other Than Building Rooftop or Façade	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-I-C	C-I-C	C-I-C
e) Ancillary Facilities Located Within an Existing Permanent Permitted Structure	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A

## Table Legend:

- P =Permitted Use
- S =Secondary Use Secondary uses are allowed as a permitted use, but only when provided in conjunction with permitted uses as specified in Section XX
- =Use Not Permitted
- X =Use Specifically Prohibited (Uses defined in Article 30 as "Industrial, Prohibited")
- C =Use Conditionally Permitted (See Article 16)
- PUD =Planned Unit Development
  
- I-EX =Type I Procedure, Exempt from Development Permit Review, Section 2 033
- I-AU =Type I Procedure, Administrative Use Permit Review Only, Section 2 034
- I-A =Type I Procedure, Building Permit Serves as Development Permit, Section 2 035
- I-B =Type I Procedure, Director's Decision without Comment Period, Section 2 036
- I-C =Type I Procedure, Director's Decision with Comment Period, Section 2 037
- II =Type II Procedure, Hearings Officer's Decision, Section 2 040
- III =Type III Procedure, Planning Commission's Decision, Section 2.050
- IV-A =Type IV Procedure, City Council Decision without Planning Commission Recommendation, Section 2 060
- IV-B =Type IV Procedure, City Council Decision with Planning Commission Recommendation, Section 2 060



## EXHIBIT 6

- V =Type V Procedure, Joint Board of County Commissioners & City Council Decision with Planning Commission Recommendation, Section 2.070  
\* =Professional Office use permitted in the Industrial Park District only when subject property is located within the Medical Overlay District.

### Table Notes:

- (a) A Type II Procedure is required if the subject property adjoins a residential zone, otherwise a Type I-C Procedure is required.
- (b) A Type II Procedure is required if the subject property adjoins a residential or commercial zone, otherwise Type I-C Procedure is required.
- (c) Type I-A, except the following are exempt (Type I-EX): operation, maintenance, repair, and preservation of existing transportation facilities; dedication or public acquisition of rights-of-way and easements; authorization of construction and construction of facilities and improvements, where the improvements are within the existing right-of-way or easement area or are consistent with clear and objective dimensional standards; and emergency measures necessary for the safety and protection of property.
- (d) Manufactured Dwelling Parks are not permitted in commercial or industrial zones or commercial or industrial Comprehensive Plan land use districts. Siting of an individual home within an approved manufactured dwelling park requires a Type I-A procedure.
- (e) An existing residential dwelling unit is a permitted use in this zone. In zones where a new residential dwelling unit is not a permitted use, this provision allows the existing residential dwelling unit to continue or expand without being subject to the nonconforming use provisions of the Development Code. There may be nonconforming development provisions that are applicable. If an existing dwelling unit is removed in a zone where a new dwelling unit is not permitted, it shall not be replaced.  
  
In zones where a new residential dwelling unit is not a permitted use, this provision does not allow for expansion that increases the number of dwelling units.  
  
In zones where a new residential dwelling unit is not a permitted use, this provision allows for a new residential accessory structure or accessory use associated with the existing residential dwelling.
- (f) These uses are permitted within an existing dwelling unit only, since a new dwelling unit is not permitted in the zoning district.
- (g) A commercial or industrial accessory building of 400 square feet or less that comprises less than 25 percent of the existing floor area of buildings and meets the definition of a minor modification in Section 19.058 of this Code is reviewed through a Type I-A procedure. All other commercial or industrial accessory buildings are subject to the applicable site plan review procedures.
- (h) A Type I-A Procedure is required for water and sewer pump stations. All other minor public facilities are reviewed through the procedure specified in the table.
- (i) A Type III Procedure is required if the tower height exceeds the zone height limit, otherwise a Type II Procedure is required.
- (j) Trade and service uses permitted through a PUD in residential zones are subject to the limitations in Article 18.
- (k) In the R-4-2 and R-5 zones, office uses are Secondary Uses, See Section 12.050
- (l) In the GC-2 zone, residential uses are Secondary Uses, See Section 12.050
- (m) In the OR zone, residential uses are Secondary Uses, See Section 12.050
- (n) In the NC zone, upper-story residential uses are Secondary Uses, See Section 12.050
- (o) In addition to the uses listed in Schedule 12-2, the following shall be permitted as primary uses rather than only as secondary uses or as part of a PUD in the specified zone, subject to all

## EXHIBIT 6

applicable provisions of this Code:

1 **R-3-2 zone.**

- a. One single-family detached dwelling on an existing lot of record, and permitted accessory uses, including an accessory dwelling unit, meeting the requirements of this section.
- b. The existing lot of record shall be existing on or before November 12, 2014, or shall be a lot or parcel that was part of an approved land division application which was submitted on or before November 12, 2014.
- c. This shall include replacement of an existing single-family detached dwelling on a lot of record meeting the requirements of this section.

2. **R-4-2 and R-5 zones.**

- a. One single-family detached dwelling on an existing lot of record, and permitted accessory uses, including an accessory dwelling unit, meeting the requirements of this section.
- b. One duplex, two detached single-family dwellings, or division of a lot of record described below to include two attached units (with one common zero-lot line), subject to all applicable building code, utility, and Development Code requirements.
- c. The existing lot of record shall be existing on or before November 12, 2014, or shall be a lot or parcel that was part of an approved land division application which was submitted on or before November 12, 2014 which has not expired
- d. This shall include replacement of an existing dwelling on a lot of record meeting the requirements of this section.

3. **GC-2 zone.**

- a. One single-family detached dwelling on an existing lot of record, and permitted accessory uses, including an accessory dwelling unit, meeting the requirements of this section.
- b. The existing lot of record shall be existing on or before November 12, 2014, or shall be a lot or parcel that was part of an approved land division application which was submitted on or before November 12, 2014.
- c. This shall include replacement of an existing single-family detached dwelling on a lot of record meeting the requirements of this section.



## EXHIBIT 6

### **13.500. Zoning Transition Overlay District.**

#### **13.510. Purpose.**

#### **13.520. Zoning Transition Overlay District Created.**

#### **13.530. Effect.**

#### **13.510. Purpose and Intent**

As part of the growth management planning for the 2013-2033 planning period, the work included amendments to the Comprehensive Plan Map and Zoning Map designations for lands inside the existing Urban Growth Boundary (UGB) to allow for greater use of properties. To comply with requirements of state law (the 'Transportation Planning Rule'), the map amendments were implemented in two phases.

The Zoning Transition Overlay District is temporary, established to implement the first phase of the map amendments.

#### **First Phase (Effective upon adoption of the overlay district).**

- The Comprehensive Plan Map Designations are amended.
- The subject properties within the Overlay District retain their base zoning and can be used and developed in accordance with the base zoning and standards.
- In addition, an overlay zone will be created that provides additional options for the subject properties to develop in accordance with the new overlay zoning, subject to some additional requirements for traffic analysis and traffic issues as provided in this Section.

#### **Second Phase (Effective upon adoption of the updated Transportation System Plan estimated at approximately 18 months to 2 years from adoption of the overlay district).**

- As part of the growth management planning for the next 20 years, the Transportation System Plan (TSP) will be updated based on the land use planning and changes. The plan will identify necessary transportation projects for the planning period based on future land use assumptions. That work may take between 18 months and 2 years, but could be completed in a shorter or longer time.
- When the updated TSP Transportation System Plan (TSP) is adopted, the overlay zoning will become the new base zoning for the subject properties, and the old base zoning and this overlay will be repealed.

#### **Example:**

A property is zoned R-3. It is located within an area designated on the Overlay District map with R-4 overlay zoning. The property can be developed with uses permitted in the R-3 zone subject to the development standards of the R-3 zone, with no difference. If the application requires traffic analysis, the requirement is typically to evaluate traffic and mitigation required on the 'opening day' of the use.

In addition, while the Overlay is in effect, it allows the property to be developed with uses permitted in the R-4 zone, subject to the development standards of the R-4 zone, and subject to additional requirements related to traffic. If the proposed use and development generate more traffic than use and development permitted in the R-3 zone, the applicant would be required to conduct any necessary traffic analysis and provide any mitigation that would be required as if the property was being rezoned from R-3 to R-4 (and the Comprehensive Plan map was being

## EXHIBIT 6

changed from HR to HRR). If the application requires traffic analysis, the requirement is typically to evaluate traffic and mitigation required at a future 20-year date.

Once the Transportation System Plan (TSP) update is adopted, the property will no longer have R-3 base zoning. The R-4 overlay zoning becomes the new base zoning, and the overlay is repealed and no longer has any separate effect. The property can be developed with uses permitted in the R-4 zone subject to the development standards of the R-4 zone, with no difference. If the application requires traffic analysis, the requirement is typically to evaluate traffic and mitigation required on the 'opening day' of the use.

### **13.520. Zoning Transition Overlay District Created.**

There is hereby created a "Zoning Transition Overlay District" ("Overlay"). The Overlay shall be denoted on the official zoning maps and shall clearly identify the subject properties and the overlay zoning of the subject properties.

### **13.530. Effect.**

1. **Phase 1: Existing Base Zoning.** Properties within the Overlay retain their base zoning and can still be used and developed with uses permitted in the base zoning district in accordance with the zoning, standards, and requirements of the base zoning district.
2. **Phase 1: Overlay Zoning.** Properties within the Overlay can be used and developed with uses permitted in the overlay zoning district in accordance with the zoning, standards, and requirements of the overlay zoning district, subject to the following:

If the traffic generation of a proposed use or development permitted by the overlay zoning would exceed the traffic generation that could occur under the current zoning, the applicant may be required to conduct the same type of traffic analysis and provide the same type of mitigation that would be required for a Comprehensive Plan map amendment and zoning map amendment from the base zoning designation to the overlay zoning designation. Typically, if traffic analysis and mitigation are required for a permitted use, they are based on 'opening day' of the use, while they must usually be based on 20-year future conditions for a Comprehensive Plan map and zoning map amendment.

3. **Phase 2: Change of Base Zoning and Termination of Overlay District.** Effective upon adoption of the updated Transportation System Plan (TSP), the overlay zoning designated on the Overlay District map shall become the new base zoning for the subject properties. The previous base zoning shall thereby be repealed, and the Overlay District shall be repealed, having no separate overlay zoning or effect separate from the new base zoning.

Therefore, after adoption of the TSP update, any traffic analysis and mitigation shall be as required for the use and development permitted by the new zoning. Typically, these are based on 'opening day' of the use.



## EXHIBIT 6

### Article 14: Certain Uses

#### 14.200 Home Occupation

...

14.211 **Exemptions.** The following occupational uses are not required to apply for home occupation permits. The uses are required to comply with the standards for minor home occupations.

- (1) Building contractors, home builders, building tradespeople, landscaping services, and janitorial services, where the work is conducted entirely off-site, and
- (2) Other businesses where the office in the home serves only as a secondary office and there are no customers visiting the site and no outside employees working from the site.
- (3) Primary home offices that have no customers visiting the site and no outside employees working from the site.
- (4) Exempt home occupations are limited to one business-related vehicle parked on the site at any given time.

...

14.220 **Permit Required.** A permit for a Minor Home Occupation and a Development Permit for a Major Home Occupation shall be obtained from the Director of the Community Development Department prior to any said use. Before any appropriate permit can be issued for a Home Occupation, the appropriate criteria shall be met.

14.225 **Home Occupations in Multifamily and Cottage Developments.** The following types of home occupations are allowed in multifamily and cottage developments:

- (1) **Multifamily development.** Only exempt home occupations are allowed in multifamily developments, and must be consistent with the applicable standards in this section.
- (2) **Cottage development.** Only exempt and minor home occupations are allowed in cottage developments, and must be consistent with the applicable standards in this section.

14.230 **Criteria.**

- (1) General Criteria for all Home Occupations and occupational uses exempted from home occupation permits.

Home occupations and those exempted from permits shall comply with the following requirements:

...

- (c) For non-exempt home occupations, only members of the family residing in the dwelling plus one outside employee (a person not residing in the home) shall be

## EXHIBIT 6

allowed to work at the home occupation site.

...

### (2) **Additional Criteria for Minor Home Occupations.**

Minor Home Occupations and occupational uses exempted from home occupation permits shall comply with the following additional requirements:

- (a) Only one client or customer shall be on site at any given point in time, and there shall be no more than eight (8) total client or customer visits to the site per day. There shall be no client/customer visits between the hours of 9:00 pm and 7:00 am.
- (b) There shall be no more than three (3) business-related deliveries per day, and no deliveries between the hours of 9:00 pm and 7:00 am.
- (c) There shall be no outside storage related to the home occupation on the site.

...

### 14.240 **Mitigation.**

- (1) The issuance of a home occupation permit may require the mitigation of potential land use conflicts. Issues needing mitigation may include, but are not limited to: dust, odors, noise, interference with TV/radio transmissions, electrical interference, vibrations, heat, smoke, visual interference including glare and excess lighting, storage of flammable and hazardous materials, traffic, parking and interference with residential character of a neighborhood.
- (2) Methods of mitigation may include, but are not limited to: limiting the hours of operation, limiting the hours of deliveries, buffering, controlling the number of clients on-site at any one given time and the total number of customers per day, controlling the number of on-site parking spaces, and restricting the type of equipment, supplies, chemicals which may be stored onsite and limiting the type and amount of signage.

...

### 14.260 **Prohibited Home Occupations.**

The following types of home occupations are prohibited:

- (1) Ambulance service
- (2) Auto and other vehicle repair, including auto painting
- (3) Repair, reconditioning or storage of motorized vehicles, boats, recreational vehicles, airplanes or large equipment on site

...

### **[Related Sign Code Amendment:**

*One business sign no larger than four (4) square feet in area is permitted. The sign shall be attached to the dwelling of the home occupation and shall not be internally illuminated.]*



## EXHIBIT 6

### Article 18: Planned Unit Development (PUD) & Alternative Development Options

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#### 18.090 Planned Unit Development (PUD) Development Standards

##### 18.091 Density Determination.

- (1) **Potential Units.** A Planned Unit Development may use public or private streets, but in either case, rights of way do not have to be deducted from the total site area prior to determining maximum dwelling units. Increases in actual density of 10% to 20% are often accomplished. The degree to which the applicant benefits from this potential increase in actual density shall depend on the effectiveness of the PUD design in meeting the purpose and approval criteria for the PUD as provided in Sections 18.012 and 18.043.
- (2) **Density bonus for open space.** Within a residential PUD, applicants may earn a density bonus of one dwelling unit per acre for each acre of open space that is provided in excess of the minimum required. The open space shall be set aside and permanently protected from future development through a deed restriction or other instrument acceptable to the City.
- (3) **Density Range.** The applicant, therefore, has a range to work with in terms of maximum dwelling unit yield. At the low end of the range, applicant deducts actual area utilized for streets (public or private) and then determines potential units.

Example: 6 acres (total site area) minus 1.2 acres (streets) equals 4.8 acres (usable site area used to calculate number of units). Multiply  $4.8 \times 5.5$  (density factor for Low Density Comp Plan) = 26.4 units = 26 units. If actual street area is unknown, deduct a normal standard of 20%.

At the high end of the range, applicant does not deduct any area used for public or private streets and takes advantage of the density bonus for open space in accordance with (2) above.

Example: 6 acres (total site area)  $\times 5.5$  (density factor for Low Density Comp Plan) equals 33 units plus 2 additional units for setting aside 2 acres of open space = 35 units.

The review body may require density at the low end of the range, or at any intermediate point up to the high end of the range, depending on how well the applicant meets the criteria and purpose of the PUD. Therefore, the applicant has an incentive to pull together the best possible design to achieve his maximum potential units.

...

## EXHIBIT 6

### **18.097 Limitations on Commercial Uses in Residential PUD.**

The following limitations apply in PUDs in a residential zone.

- (1) The total amount of land dedicated to trade or service uses (including required parking) within the residential PUD shall not exceed 10 percent (10%) of the total PUD site area.
- (2) Individual buildings containing trade and service uses shall not have a footprint larger than 20,000 square feet.
- (3) Trade or service uses may be located along an abutting arterial, within the interior of the PUD, or in other locations that will not impact adjacent residential uses outside the PUD.
- (4) The proposed street plan shall be designed to ensure safe and efficient access to the proposed trade or service use(s).
- (5) Mitigation. Trade or service uses within a residential PUD may require mitigation of potential land use conflicts. Issues needing mitigation may include, but are not limited to: dust, odors, noise, interference with TV/radio transmissions, electrical interference, vibrations, heat, smoke, visual interference including glare and excess lighting, storage of flammable and hazardous materials, traffic, parking and interference with residential character of a neighborhood.

Methods of mitigation may include, but are not limited to: limiting the hours of operation; limiting the hours of deliveries; buffering; controlling the number of clients on-site at any given time and the total number of customers per day; controlling the number of on-site parking spaces; restricting the type of equipment, supplies, chemicals that may be stored onsite; and limiting the type and amount of signage.



## EXHIBIT 6

### **18.300 Alternative Development Option: Cottage Developments**

#### **18.310. Purpose, Concept, and Guiding Principles**

- 18.311. **Purpose.** This section establishes standards for cottage housing development as an alternative housing choice in order to encourage creation of usable common open space in residential communities; promote neighborhood interaction and safety through design; ensure compatibility with surrounding neighborhoods; and provide opportunities for creative infill development.

Cottage Development is a grouping of four to twelve small, single family dwelling units clustered around a common open space area and developed with a coherent plan for the entire site. Cottage units may have other shared amenities. The shared common area and coordinated design may allow densities that are somewhat higher than typical in single family neighborhoods possible while minimizing impacts on adjacent residential areas.

#### **18.312. Concept.**

1. The standards of this chapter provide a voluntary option to allow compatible infill development with an automatic density bonus together with standards designed to limit the intensity of development and provide for high-quality construction. Density standards address the number of dwellings per acre. Intensity standards address how spacious a development feels. Intensity standards address elements such as amount and arrangement of dwellings, lot coverage, and open space.
2. By reviewing cottage development (and the associated land division together, if applicable) with a set of cohesive standards, it is possible to ensure higher density development occurs in a way that is compatible with the surrounding area.

- 18.313. **Guiding Principles.** The following elements are intended to guide cottage developments to foster community and ensure a balance between privacy, security and neighborhood interactions. The guiding elements are encouraged. The city may require proposed cottage development to be consistent with the guiding elements.

1. **Shared Open Space.** The shared common space binds the cottage development together and gives it vitality. Residents surrounding this space share in its management, care and oversight, thereby enhancing a sense of security and identity.
2. **Active Commons.** Development can be arranged to encourage community interaction in the commons. This can be achieved by arrangement of mailboxes, parking areas and common buildings, and by orienting front doors toward the commons. Rather than having homes turn their backs to their neighbors, active interior rooms can be oriented so they look onto the active commons.

## EXHIBIT 6

3. **Common Buildings.** An advantage of living in a cottage development is being able to have shared buildings. These can be simple and inexpensive shared amenities such as a tool shed, outdoor barbeque, or picnic shelter. A multipurpose room with a kitchenette, bathroom and storage room can be used to host community events such as potlucks, meetings, exercise groups, and movie nights.

### **Example: Common buildings**

Project: Danielson Grove in Kirkland, WA. Architect: Ross Chapin Architects.

Developer: The Cottage Company.



4. **Adequate Parking that does not Dominate.** Parking areas should be located so they are shielded or screened from the surrounding neighborhood, adjoining public street, and the central commons. Parking areas can also be located and arranged to encourage interaction of residents and guests. Locating parking areas away from the homes can allow more flexible use of a site, limit the dominance of garages and driveways, decrease the amount of hard surface, and allow more light into homes.
5. **Connection and Contribution to the Neighborhood.** A cottage development should make the neighborhood a better place. The site should be designed to connect and contribute to the fabric of the surrounding houses and streetscape. The development should be designed to make improvements that serve both personal needs and the larger community at the same time.



## EXHIBIT 6

### Example: Connection and Contribution to Neighborhood

Project: Danielson Grove in Kirkland, WA. Architect: Ross Chapin Architects.  
Developer: The Cottage Company.



6. **Eyes on the Commons.** When the active spaces of the houses look onto the shared common areas, safety for all residents is enhanced.
7. **Layers of Personal Space.** When living closer together, the design and relationship of public and private space is important. It is desirable to help define and provide for transitions from public to semi-private to private space. Creating multiple 'layers of personal space' will help achieve the right balance between privacy and community.

This can be achieved between the cottage development and its surrounding neighborhood, as well as between the commons and homes within the cottage development. At the transition between the public street and the semi-public commons, this can be achieved by creating a passage of some sort: a gateway, arbor, or narrowed enclosure of plantings, for example.

Between the commons and the front door of the homes, this can be achieved by creating a series of layers such as a private yard with a low fence and/or border of shrubs and flowers at the edge of the sidewalk, a covered porch with a low railing and flowerboxes, and then the front door. With this layering, residents will feel comfortable being on the porch with enough enclosure to be private, with enough openness to acknowledge passersby.

## EXHIBIT 6

### Example: Layers of Personal Space

Project: Greenwood Avenue Cottages in Shoreline, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



8. **Private Space and a Place for Planting.** Include private ground space for each dwelling, such as a small yard or a planting bed. Locating at least some of the private garden in view of the shared common area provides a personal touch that contributes to the character of the commons, as well as a way of fostering connections with neighbors, and transitioning between public and private space.
9. **Front Porches.** The front porch is a key element in fostering neighborly connections. Its placement, size, relation to the interior and the public space, and height of railings are important to creating strong community connections.
10. **Nested Houses.** Residences should be designed with open and closed sides so that neighboring homes 'nest' together. This means the open side has large windows facing its side yard, while the closed side has high windows and skylights to bring in ample light while preserving privacy. The result is that neighbors do not peer into one another's living space.
11. **Smaller, High-Quality, Well-Designed Dwellings.** Slightly smaller, high-quality houses, together with the common open area and cottage development elements, help ensure the intensity of development is compatible with the surrounding neighborhood. Together, the common areas and individual home elements, such as the porch, gardens and shared common buildings serve as additional living area. There are opportunities for privacy while fostering connection among neighbors with a spacious feeling and without a sense of overcrowding.



## EXHIBIT 6

### Additional Illustrations of Key Guiding Principles and Cottage Development Elements



#### Shared open space

Project: Danielson Grove in Kirkland, WA.

Architect: Ross Chapin Architects.

Developer: The Cottage Company.



#### Connection to the neighborhood

Photo provided by SERA Architects



#### Eyes on the common

Photo provided by SERA Architects

## EXHIBIT 6



Project: Greenwood Avenue Cottages Architect: Ross Chapin Architects Developer: The Cottage Company Location: Shoreline, WA



### Porches

Project: Greenwood Avenue Cottages in Shoreline, WA.

Architect: Ross Chapin Architects.

Developer: The Cottage Company.

Project: Conover Commons in Redmond, WA.

Architect: Ross Chapin Architects.

Developer: The Cottage Company.

### 18.320. Applicability and Review.

1. **Review Procedure.** Cottage development is permitted in all residential zones and shall be processed in accordance with the procedure specified in Schedule 12-2.
2. If a cottage development includes creation of individual lots, subsequent development of those individual lots shall be in accordance with the approved cottage development plan and the provisions of this Chapter, rather than the standards of the applicable zoning district. Special use and development standards apply to lots within a cottage development that don't apply to other lots. Those use and development provisions are specified in this Section.
3. Cottage development is not considered "needed housing" per the definition in Oregon Revised Statutes, and as such is not limited to clear and objective review standards. Cottage development provides a voluntary alternative to standard land division and development methods to provide creative housing solutions. However, the standards of this Section are intended to provide a "template" that clearly identifies the necessary elements to successfully obtain approval of a cottage development.



## EXHIBIT 6

4. Whether or not lots are created as part of the cottage development, all provisions of the Development Code pertaining to frontage improvements along any public street frontage shall apply to the parent parcel. Improvements within the cottage development shall be as specified in this Section.

18.321. **Definitions.** See Article 30.

### 18.322. **Submittal Requirements and Review Procedures**

1. The applicant shall submit all items required for Major Site Plan review specified in Section 19.051 of the Development Code. The application shall include site plans and elevations for the structures.
2. If the application includes creation of individual lots, the applicant shall also submit all items required for a Preliminary Subdivision Plat specified in Section 17.411 of the Development Code.
3. If the application includes creation of individual lots, the applicant shall submit an application for final plat for approval upon completion of the required construction items.

### 18.325. **Approval Criteria.**

1. The application complies with all criteria for Major Site Plan review specified in Section 19.050.
2. If the application includes creation of individual lots, the application complies with all of the criteria for tentative plan approval in Section 17.410. However, the base lot standards in Articles 12 and 17 may be modified as specified in this Section.
3. The application complies with all provisions for public street frontage improvements.
4. The application complies with the standards of this Section for all development and lots.
5. The application is consistent with the purpose and guiding principles of this Section.

### 18.330. **Permitted Uses and Structures within a cottage development.**

1. **Cottage.** Permitted in all zones where cottage development is permitted.
2. **Community Building.** Permitted on common area lots in all zones where cottage development is permitted. Not for commercial use. May include guest quarters.
3. **Shared Accessory Structures.** Permitted in all zones where cottage development is permitted. May include parking, storage buildings. Shall not be permitted within central common area and must be screened from view from central common areas.
4. **Individual Accessory Structures.** Individual attached garages may be permitted for a cottage. Garages shall not face a central common area.
5. **Two Cottage Unit (Attached).** Permitted as part of cottage development only in R-1-6, R-2, R-3, and R-4 zones. Limited to one-third of units.

## EXHIBIT 6

6. **Carriage House (1 unit above a common parking structure).** Permitted as part of cottage development only in R-1-6, R-2, R-3, and R-4 zones. One carriage unit is permitted for every four cottages.

### 18.332. Limitations on Use and Accessory Uses

1. Accessory Dwelling Units are not permitted as part of cottage development.
2. **Home Occupation Limits.** Home occupations are limited to exempt home occupations that don't have outside employees or on-site clients and which are only be conducted within the dwelling unit or attached garage. If the home occupation is located within an attached garage, it shall not preclude parking in the garage.

### 18.340. Density.

1. An automatic density bonus is allowed with cottage developments that meet the requirements in this section. Cottage developments may reach a density of up to 125% of the maximum density established by the base zone.
2. In any zone that has a minimum density requirement, cottage development shall only be permitted if it meets those requirements, independently, or together with other development included in the overall proposal.

### 18.350. General site requirements.

1. **Ownership options.** Ownership may be a common lot, fee simple lots with a homeowner's association holding common areas, or condominium ownership of the whole development. NOTE: Any development meeting the definition of a "Planned Development" or "Condominium" per state statute shall comply with all applicable provisions of state law. If condominium ownership, common areas shall be designated as 'general common elements' and private yard spaces shall be designated as 'limited common elements' for purposes of ORS Chapter 100 Condominium Law.
2. **Overall site requirements.**
  - (a) The parent parcel shall be at least 8,000 square feet. The lot may be further subdivided to facilitate individual lot ownership combined with shared ownership of common spaces.
  - (b) Cottage developments shall contain a minimum of four cottages, and no more than a total of 12 cottage units (single or attached).
  - (c) Lot Coverage. Principal and accessory structures in the cottage development shall account for no more than 35 percent of the gross lot area in the overall development.
  - (d) If individual lots are created, the lots shall not be subject to the minimum lot size provisions of the zone. They may be smaller subject to compliance with the density requirements for the overall cottage development, and in accordance with the provisions of this Section, including requirements for provision of common



## EXHIBIT 6

areas and private open space. There is no minimum lot size for the individual cottage lots, provided they include the footprint and private yards areas for the individual cottages.

### 3. Lot/cottage arrangement

- (a) Cottages shall be arranged around a common open space, and each cottage shall have frontage on the common open space.
- (b) Units along the public right-of-way should have an inviting facade such as a primary or secondary entrance facing the right-of-way.
- (c) All other units shall be arranged around the common open space and have their primary entry and porch facing that common open space.
- (d) Lots fronting common area and public right-of-way should generally be arranged at a corner to avoid a need for "two fronts" that would preclude full-height fencing, if desired, of both the front and back sides of the unit.
- (e) A community building may be provided adjacent to or at the edge of the central common area as part of the cottage development, consistent with the standards in subsection (17) below.

### 4. Setbacks.

- (a) Front yards (yards facing a public right-of-way) shall meet the front yard setback of the zoning district.
- (b) Exterior side and rear yards (facing public right-of-way) shall be a minimum of 10 feet.
- (c) Interior units on a common lot or separate lots shall be spaced at least 10 feet apart.
- (d) If individual lots are created, the applicant may create a zero lot line configuration between units to maximize usable private area and provide privacy. [*May need language requiring an easement*]
- (e) Setbacks from central common area – private area between sidewalk and unit. Minimum of 5 feet to porch.

### 5. Private and common open space.

#### (a) Central Common Open Space.

- (i) Common open space is a defining characteristic of a cottage housing development. A minimum of 400 square feet of central common open space per unit shall be provided.
- (ii) Up to 50 percent of the central common open space requirement may be provided in an area constrained from development such as a wetlands, steep slope, or forested area.
- (iii) Cottages shall be present on at least two sides of common open space to provide a sense of enclosure.

## EXHIBIT 6

- (iv) Common space should be in one contiguous area, or no more than three separate areas. Each contiguous common area shall have a minimum of four cottages arranged around at least 2 sides of the common area.
- (v) Each common open space area should have minimum width and depth dimensions of 20 feet.
- (vi) The central common shall include a sidewalk (width) around the open space, connecting to each cottage front entrance facing the common area.
- (vii) No vehicular areas shall be located between dwellings and central common areas. Vehicular areas shall be screened as specified in Subsection [*City will provide correct reference here*].

### **(b) Private Open Space.**

- (i) A minimum of 250 square feet of usable private open space shall be provided adjacent to each unit.
- (ii) Required exterior side yards shall not apply to the calculation of required private open space.

## **6. Frontage, access, parking, and vehicular circulation.**

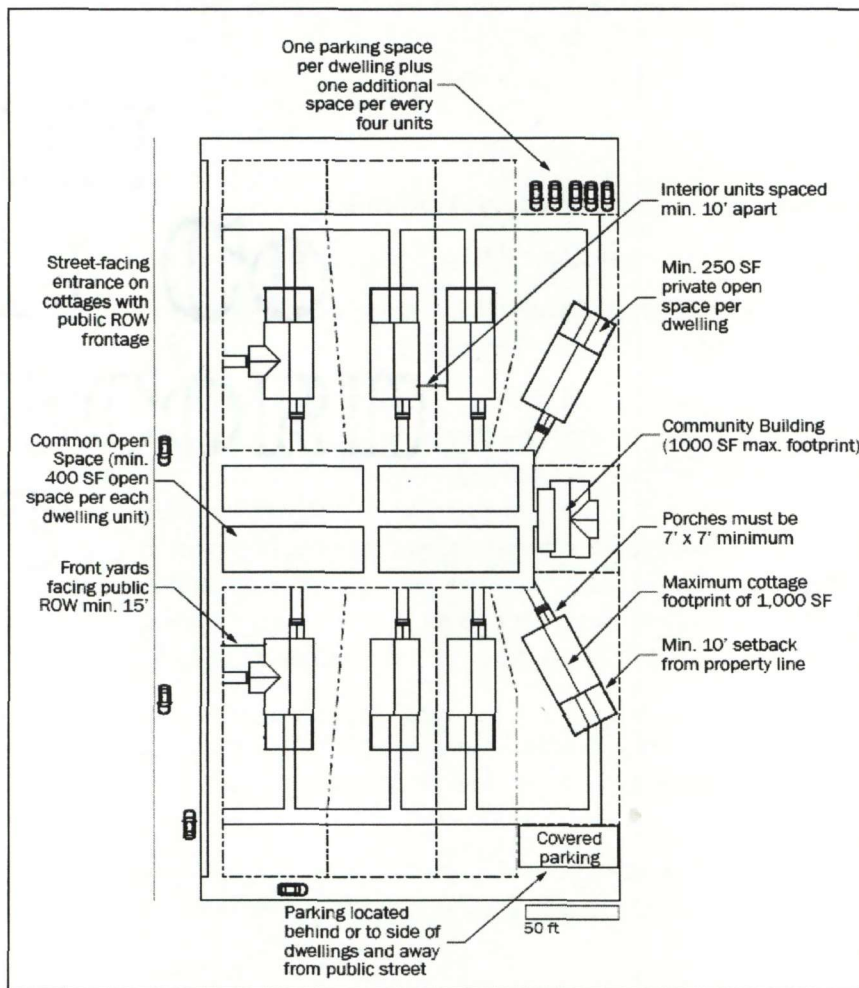
- (a) **Frontage.** The parent parcel shall have frontage on a public street.
- (b) If individual lots are created within the cottage development, each lot shall abut a common area, but is not required to have public street frontage.
- (c) **Access.** Access, parking and circulation will be provided through a shared private lane. A lane is similar to a private driveway and parking area serving multiple units. There shall be pedestrian connectivity to the common area, but a lane is not a public street and is not subject to street standards. A lane will not fulfill block length and connectivity standards and is not intended for through-connectivity to other properties, although shared access may be required or desirable in some cases. If a public street connection is required to meet connectivity requirements or other street connectivity standards or plans, a public street connection shall be required where applicable.
- (d) **Parking.** A minimum of one parking space per unit shall be provided, plus one additional parking space for every four cottages to provide for visitors and extra vehicles.
- (e) Parking and/or garage structures shall be located behind or to the side of the residential area and open space. They shall be accessed from the back of the cottages.
- (f) Parking areas, shared parking structures, and garages shall be screened from common space and public streets by landscaping or architectural screening, not chain link.
- (g) Shared covered or uncovered parking is permitted. Parking should be limited to groups not to exceed 4 spaces, with each group separated by at least 20 feet.



## EXHIBIT 6

- (h) If the property has frontage on a public alley, access and parking may be provided from the alley.
- (i) If individual lots are created, parking and access shall be provided in a common area with access easement.
- (j) **Fire Access.** Fire access shall be provided consistent with the fire code, and fire hydrants shall be provided consistent with the fire code.
- (k) On-Street parking may be counted toward meeting the guest parking requirements for the development.

### Cottage Development Layout



### 7. Landscaping and vegetation.

- (a) Where feasible, cottage developments should be designed to retain existing mature trees (at least 6 inches in diameter) that do not pose a safety hazard.

## EXHIBIT 6

- (b) Landscaping located in common open spaces shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs.

### 8. Fences.

- (a) No fence taller than 36 inches in height shall be located between the front wall of a cottage or community building and the common open space.
- (b) Fences around dwelling units or on the street frontage shall not exceed 36 inches in height.
- (c) If private yards between buildings are fenced, they shall not exceed 6 feet in height.

### 9. Utilities.

- (a) Cottage development is subject to any applicable code provisions regarding public street frontages.
- (b) **Water.** Water meters shall be installed within the public right-of-way. If the property is retained as a single lot, a master meter or individual meters may be used. If individual lots are created, each lot shall have a separate meter and service. Service lines may cross common areas to the individual lots, but shall not cross individual lots. If on-site fire hydrants are required, they shall be served by a public fire line located in a drivable easement within the parking and circulation areas.
- (c) **Sewer.** Service laterals may be extended from a sewer main in the public right-of-way. Sewer mains may be extended in the driving and circulation areas in a public utility easement, with service laterals to individual units. Private sewer laterals may be extended across common areas, but shall not cross individual building lots.
- (d) **Gas/Electric/Phone/Cable/Utility Pedestals.** These utility services may be extended from the public right-of-way across common areas to individual lots, or they may be extended in circulation areas in a public utility easement, and extended across common areas to individual lots. [*City is considering language to limit the location and number of utility pedestals*]
- (e) **Trash Storage.** Any areas where communal trash and recycling are stored shall be screened by a sight-obscuring fence and/or vegetation.
- (f) **Mailboxes.** Mailboxes may be individual or grouped and are encouraged to be placed within or near a common area. Mailboxes are subject to all post office requirements.

- 10. **Addressing.** Cottages should be addressed from a public street, not a private lane.

## 18.360. Building Requirements

### 1. Cottages.

- (a) **Building footprint.** Cottages shall have a maximum building footprint of 1,000 square feet. The footprint of an attached one-car garage is not included in this maximum, but shall not exceed 200 square feet per unit.



## EXHIBIT 6

- (b) Cottages may have a second partial or full story, provided that the floor area of the second story is no more than 0.6 of the square footage of the main floor (e.g., a cottage with an 800-square-foot building footprint (main floor) could have a second floor of 480 square feet, for a total floor area of 1,280 square feet).
- (c) The maximum total floor area of cottages shall be 1,600 square feet (e.g., a cottage with a 1,000-square-foot building footprint (main floor) could have a second floor of 600 square feet, for a total floor area of 1,600 square feet).. An additional 200 square feet is permitted for an attached garage.
- (d) A below-grade partial story may be allowed, but habitable space on that story shall count toward the total floor area of the cottage.
- (e) **Building Height.** The maximum building height shall be 24 feet.
- (f) **Porches.** Attached, covered porches are required and shall have minimum width and depth dimensions of seven feet. (for cottages, two-unit cottages). Carriage units are not required to have porches, but are encouraged to have an outdoor patio or deck).
- (g) **Other design requirements.** Cottages shall contain a variety of designs that include articulation of facades; changes in materials, texture, color, and window treatments; and other architectural features so all units do not appear identical. (Some repetition is acceptable.)

### 2. Two-Unit Structures.

- (a) Where permitted, two-unit attached cottages shall not exceed a building footprint of 2,000 square feet for one-story units (average 1000 square feet footprint per unit) or 1,800 square feet for either one-and-a-half or two-story units (average 900 square feet footprint per unit).
- (b) The number of attached units in a cottage development may not exceed one-third of the total number of units.
- (c) Attached two-unit structures are allowed and must be similar in appearance to detached cottages.
- (d) Attached two-unit structures shall have one primary shared entry facing the common open space.

### 3. Carriage Units.

- (a) One carriage unit may be provided for every four cottages.

### 4. Community Buildings.

- (a) Community buildings are intended as an amenity for the use of the cottage development residents and to help promote the sense of community. They may include a multi-purpose entertainment space, a small kitchen, library, or similar amenities. Guest quarters, storage space, or a carriage unit could be included as part of a community building.

## EXHIBIT 6

- (b) A community building shall be of similar scale, design, and height as the cottages, with a maximum footprint of 1,000 square feet and with the second floor not to exceed 0.6 square footage of the first floor.
- (c) Commercial uses are prohibited in the community building.

### 5. Accessory Structures.

- (a) Accessory structures such as garages, carports, storage or tool sheds shall not exceed 200 square feet per unit, or 1,000 square feet per accessory structure that is shared by five or more dwelling units. Storage space may be included in a garage structure, but vehicle space may not be used for storage or uses other than parking.
- (b) The design of garages, carports, and other accessory structures must be similar or compatible with that of the cottages in the development.

### 6. Existing Dwellings on the Site.

Existing dwellings may be incorporated into the development as a residence or community building, and may be nonconforming to standards. Noncompliance may not be increased.

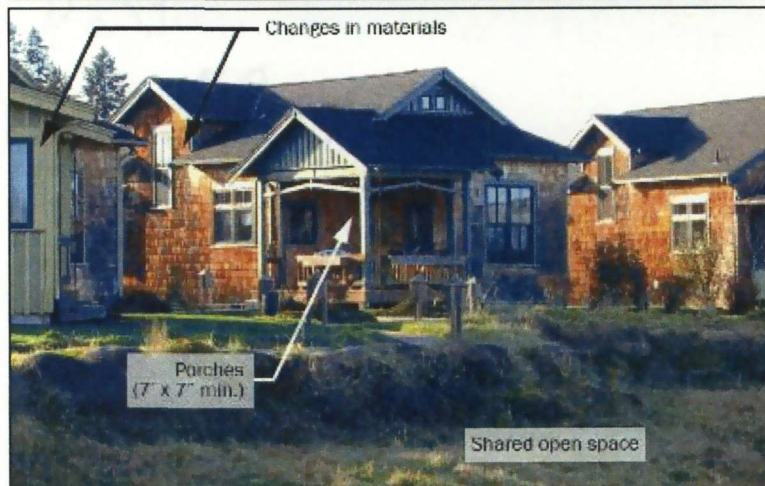
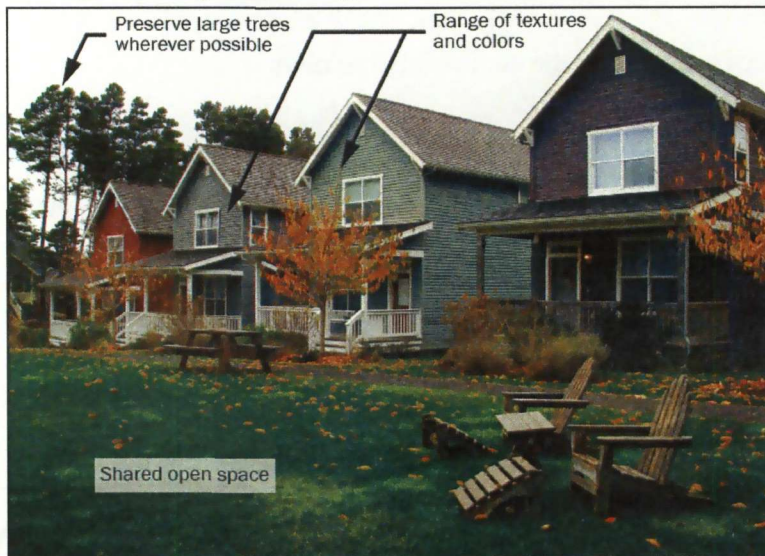
### 7. Renovation and Expansion.

- (a) Renovations shall be in keeping with the size and architectural character of the new development.
- (b) A covenant restricting any increases in unit size after initial construction beyond the maximum allowed by this section shall be recorded against the property.



## EXHIBIT 6

### Cottage development design standards



## EXHIBIT 6

### Article 19: Site Plan Review

...

#### 19.050 Major Site Plan Review

19.052 Criteria for Approval. The Review Body shall approve, conditionally approve, or deny the request based upon the following criteria:

- (8) The characteristics of existing adjacent development have been determined and considered in the development of the site plan. At a minimum, special design consideration shall be given to:
  - (a) Areas of land use conflicts, such as more restrictive use adjacent or across street from proposal. Mitigate by orienting business operations away from use, additional setbacks, screening/buffering, landscaping, direct traffic away from use.
  - (b) Setbacks. Where existing buildings are setback deeper than required by Code, new setbacks to be compatible.
  - (c) Transitions between existing development and new development. New development should be consistent with the purpose statement of the base zone but also recognize compatibility with existing, adjacent development.
  - (d) Signs. New signs shall not block primary view to existing signs, and shall be sized consistent with Code or existing signs, whichever is less.
  - (e) Lighting. Exterior lighting shall not impact adjacent development or traveling motorist.

...



## EXHIBIT 6

### Article 22: Residential Development Standards

#### 22.030 Applicability

A development permit shall not be issued for any parcel or lot where compliance with the provisions of this Article has not been met.

The standards specifically apply to:

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- (5) Single detached, single attached, and duplex residences

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- (7) Accessory dwelling units

...

#### 22.100 Multi-Dwellings

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##### 22.102 Open Space

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- (3) Minimum Requirements. All multi-dwelling projects shall provide open space as shown in Schedule 22-1a and b, unless the special open space requirements in subsection (4) below apply. Where only a total is provided in Schedule 22-1a or b, the open space may be recreational, pervious or any combination of the two types.

...

<b>Multi-Dwelling Open Space Requirements Schedule 22-1b</b>			
Zone	Minimum Percent of Lot Required to be Open Space		
	Recreational	Pervious	Total
GC	-	-	10%
RTC-I	-	-	10%
RTC-II	-	-	10%
RTC-III	-	-	10%
CBD	-	-	0%

- (4) Special open space requirements for smaller lots. For lots that are one-half (0.5) acre or less in size in the R-2, R-3 and R-4 zones, the following open space requirements apply. The requirements in this section supersede those requirements in Schedule 22-1.
  - (a) A minimum of 20 percent of the lot must be dedicated to open space. The open space may be recreational, pervious, or any combination of the two types.
  - (b) Open space areas not otherwise developed with recreational facilities shall be landscaped.

## EXHIBIT 6

- (5) Exceptions. In the GC, CBD and RTC zones, the open space requirement may be reduced to zero percent (0%) if the development is located within a one-quarter mile radius of an existing public park or open space.

...

### **22.400 Architectural Features for Single and Duplex Residences.**

22.402. Applicability. All single detached, single attached, and duplex residences shall have architectural features along any face of the building that is visible from a street.

...

### **22.700 Additional Standards for Single Attached Development**

22.701 Purpose. These additional developments standards for single attached are intended to promote compatibility with single-family neighborhoods, attention to detail, human-scale design and street visibility, while affording flexibility to use a variety of building styles.

22.702 Standards. All new single attached developments shall meet the following standards.

- (1) Number of consecutive units. Single attached developments with street-facing driveways and/or garages are limited to six consecutive attached units. Single attached developments that have no street-facing driveways or garages (rear access only) have no limitation on number of attached units, but shall not exceed 300 feet in length.
- (2) All units shall include at least three of the following features on any building elevation that faces the street (if on a corner lot, this standard applies on the street-facing elevation where the dwelling takes access).
  - (a) Covered porch at least 5 feet deep
  - (b) Entry area recessed at least 2 feet from the exterior wall to the door
  - (c) Bay or bow window that projects at least 1 foot from exterior wall
  - (d) Offset on the building face of at least 16 inch from one exterior wall surface to the other
  - (e) Dormer
  - (f) Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls
  - (g) Roof line offsets of at least 16 inches from the top surface of one roof to the top surface of the other
  - (h) Attached garage
  - (i) Cupola
  - (j) Horizontal lap siding
  - (k) Brick covering at least 40% of the building elevation that is visible from the street

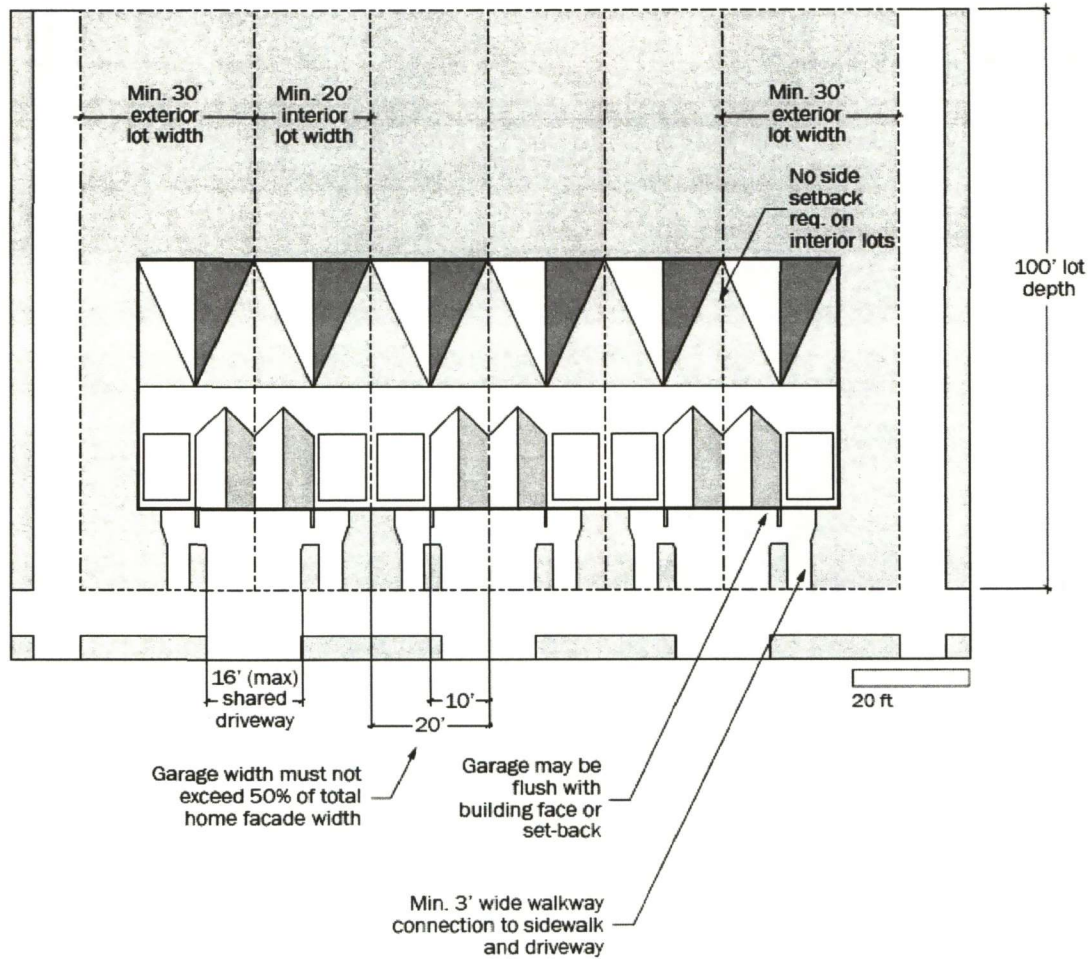


## EXHIBIT 6

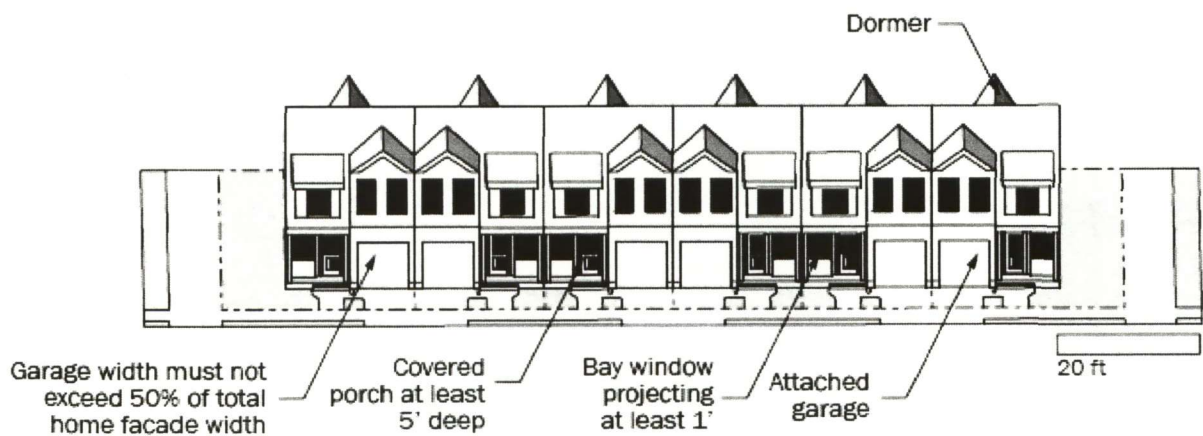
- (3) The design of front building elevations may not be repeated on more than four consecutive units.
  - (4) Driveway and garage standards. Single attached developments with street-facing garages shall meet the following criteria:
    - (a) Where two abutting units have street-facing garages, they shall share one driveway access that does not exceed 16 feet in width where it crosses the sidewalk and intersects the street;
    - (b) All primary building entrances shall be connected to a driveway (and sidewalk) via a pedestrian walkway that is not less than three (3) feet wide;
    - (c) The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing primary dwelling façade.
    - (d) Where the street-facing façade of a primary dwelling unit is less than 22 feet long, an attached garage is not allowed as part of that façade.
    - (e) A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.
  - (5) Common areas. Any common areas shall be owned and maintained by a homeowners association or other legal entity, unless a public dedication is approved by the City. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.
- 22.703 Alternative design. As an alternative to Section 22.702, single attached dwellings of three or more units may be designed to de-emphasize individual units and create the impression of a larger, single-family dwelling. Elements that could be used to achieve such an impression include shared porches and upper floor extensions, unified exterior colors/treatments, continuous overhangs above the ground floor and continuous rooflines extending across units. Architectural features similar to those required for single family detached dwellings (Article 22.400) should also be used. Single attached development using this alternative design approach shall be reviewed as a Major Site Plan in the R-2, R-3 and R-4 zones and through a PUD in all other zones where single attached is allowed per Schedule 12-2.

## EXHIBIT 6

### Single attached development site standards



### Single attached development building standards





## EXHIBIT 6

### Single attached development examples



## EXHIBIT 6

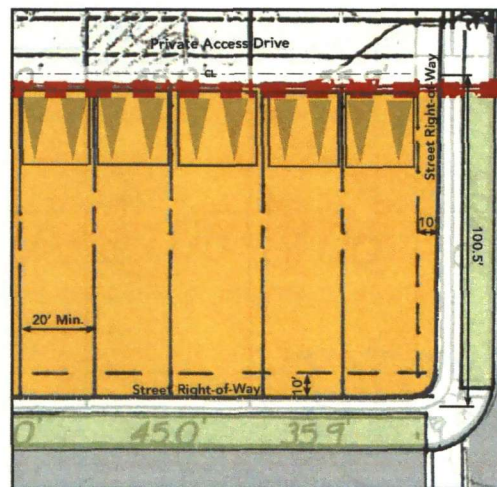
Single attached development examples (less repetition and less emphasis of narrowness of individual units)



Townhomes Example- Stonewater Condos, Hillsboro, Oregon



Alley Accessed Garages



Typical Plan (NTS)



## EXHIBIT 6

### 22.720 Accessory Dwelling Unit Standards

22.721 Purpose. These standards are intended to support the provision of affordable and decent housing while providing homeowners with alternative financial resources, thereby encouraging maintenance of existing housing stock. It is the intent of this section that development of accessory dwelling units not diminish the single-family character of a neighborhood and that any single-family residence containing an accessory dwelling maintain the appearance of a single-family dwelling as viewed from the street.

22.725 . Creation of an accessory dwelling unit. An accessory dwelling unit may only be created on a lot with one single-family detached dwelling through one of the following methods:

(1) Conversion of existing space in one of two ways:

(a) Conversion of attached space (for example, attached garage, basement or attic)

(b) Conversion of detached space (for example, detached garage or storage shed).

(2) Addition of new space in one of two ways:

(a) Addition of a new unit attached to a single-family dwelling.

(b) Addition of a new, detached unit (this includes accessory dwelling units added to a detached garage, either on the second story or same level).

22.727. Applicability. The standards in this section apply to all new accessory dwelling units.

22.730. Density exemption. Accessory dwelling units are exempt from the residential density standards of this code.

22.732. Development and design standards.

(1) Standards for all accessory dwelling units:

(a) No more than one accessory dwelling unit per lot is permitted.

(b) No portion of an existing building that encroaches within a required yard setback may be converted to or used as an accessory dwelling unit.

(c) Building design standards:

i. The size of the accessory dwelling unit shall not exceed 1,000 square feet.

ii. Exterior access to an attached accessory dwelling unit shall be located in side or rear yards or by means of the existing main entrance or front-facing basement entrance.

iii. Exterior finish materials shall visually match in type, size and placement, the exterior finish materials of the primary dwelling.

iv. The roof pitch shall be the same as the predominant roof pitch of the primary dwelling.

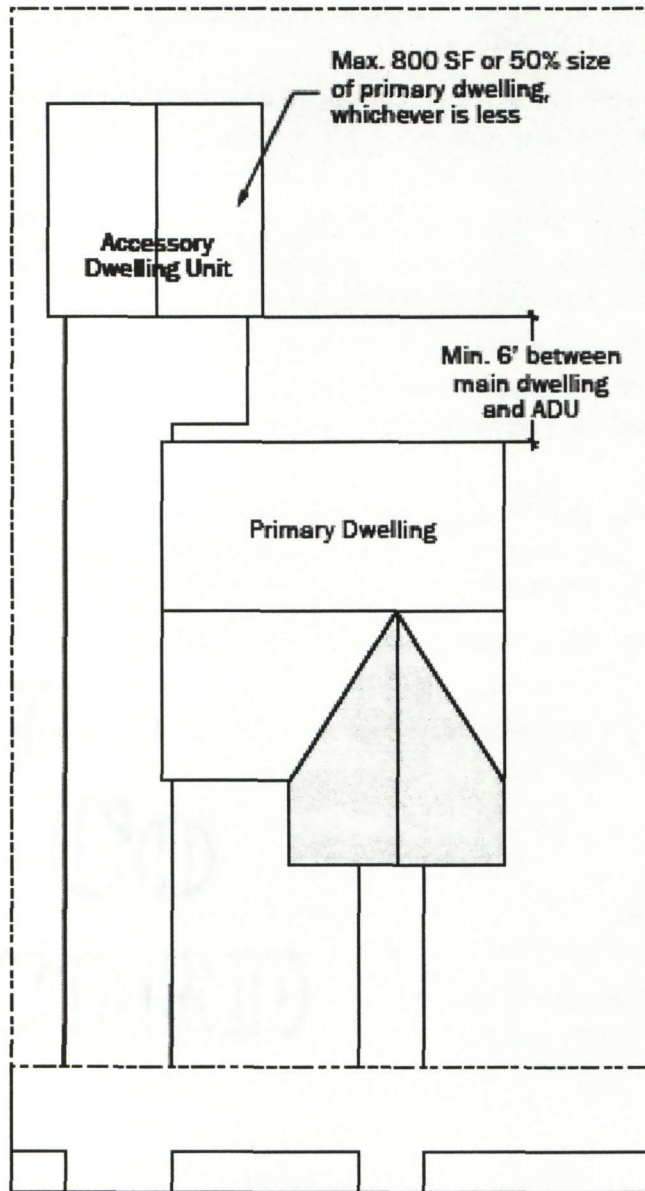
## EXHIBIT 6

- v. If the street-facing façade of the accessory dwelling unit is visible from the street, windows shall match, in proportion and orientation, the windows of the primary dwelling.
  - vi. If the primary dwelling has eaves, the accessory dwelling must have eaves that project the same distance from the building. If the primary dwelling does not have eaves, no eaves are required on the accessory dwelling unit.
  - vii. Fire escapes or exterior stairs for access to an attached upper level accessory dwelling unit shall not be located on the front of the primary dwelling.
- (2) Additional standards for detached accessory dwelling units. The following additional standards apply only to conversion of an existing detached space or creation of a new detached unit.
- (a) The accessory dwelling unit shall be located at least six feet behind the primary dwelling, unless the accessory dwelling unit is in an existing detached space that does not meet this standard.
  - (b) The height of the accessory dwelling unit shall not exceed 1.5 stories or 18 feet, whichever is less.
  - (c) The building footprint of the accessory dwelling unit shall not be larger than the footprint of the primary dwelling.
- 22.735. Approval criteria. Applications for accessory dwelling units must meet the following criteria.
- (1) The applicant must demonstrate that the accessory dwelling unit complies with all development and design standards in 22.732 above.
  - (2) The applicant must demonstrate the proposed modifications comply with applicable building and fire safety codes.
  - (3) Ownership and Tenancy. Ownership of the accessory units shall not be subdivided or otherwise separated from ownership of the primary residence.
  - (4) Business License Required. A business license is required for operation of rental property in accordance with the Municipal Code.



## EXHIBIT 6

### Detached ADU site standards



## EXHIBIT 6

### Examples of detached and attached ADUs





## EXHIBIT 6

### Article 25: Parking and Loading Standards

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#### 25.030 General Provisions

##### 25.031 Applicability

...

(8) In the case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements for the various uses, unless joint use of parking facilities can be established consistent with Section 25.032(3).

##### 25.032 Location of Parking and Loading Facilities.

...

(1) Residential. All off-street parking facilities for residential uses shall be located on the same lot as the use or on a parcel or tract owned in common by all the owners of the properties that will use the parking area. If parking is provided on a separate lot, an easement or shared parking agreement shall be recorded allowing use of the parking.

(2) Other Uses. For uses other than residences, parking spaces shall be located on the same parcel or on another parcel not farther than 500 feet from the building or use they are intended to serve, measured in a straight line from the building or use. Where parking is located on a parcel not owned by the applicant, a lease or other evidence of agreement shall be submitted to the Director that the use of the facilities is exclusively for the applicant. On-street parking may be counted toward the minimum parking requirements when it is on the block face abutting the subject use. On-street parking counted toward the minimum requirement shall remain open and available to the public.

...

#### **25.040 Off-Street Parking and Loading Requirements by Use**

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##### 25.042 Parking facilities

Land Use	Off-Street Parking Requirements
<b>(1) Residential Uses</b>	
(a) Single Family Dwelling, attached and detached, including manufactured homes on lots	1 space per dwelling
(b) Duplex	2 spaces per duplex (1 space per dwelling unit)
(c) Accessory Dwelling (second dwelling on a	1 space (in addition to the space required for the

# EXHIBIT 6

single-family lot)	primary dwelling)
(d) Multifamily	1 space per dwelling unit
(e) Group Living, such as nursing or convalescent homes, rest homes, assisted living, congregate care, and similar special needs housing. Includes residential facilities.	0.5 space per 4 bedrooms
(f) Group quarters	1 space per 2 bedrooms
<b>(2) Commercial Residential Uses</b>	
(a) Hotel	0.75 spaces per room
(b) Motel	0.75 spaces per room
<b>(6) Commercial Uses</b>	
(a) Supermarkets; grocery stores, food stores:	2 spaces per 1,000 sq. ft. of gross floor area, except bulk retail per (b).
(b) Services or repair shops, retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building.	One space per 1,000 square feet
(c) Other retail stores except as otherwise specified herein:	2 spaces per 1,000 sq. ft. of gross floor area, except bulk retail per (b).
(d) Medical or dental:	2 spaces per 1,000 sq. ft. of gross floor area
(e) Other office buildings, business and professional offices:	2 spaces per 1,000 sq. ft. of gross floor area
(f) Pharmacies:	2 spaces per 1,000 sq. ft. of gross floor area
(g) Establishments for the sale and consumption on the premises of food and beverages (restaurants and bars):	5 spaces per 1,000 sq. ft. of gross floor area



## EXHIBIT 6

### Article 30: Definitions

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#### 30.020 Definitions

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*Delete:*

~~**Dwelling, Accessory:** A dwelling unit attached to a commercial building and on the same lot as a commercial use in a commercial zone.~~

*New Definition:*

#### **Accessory Dwelling Unit (ADU):**

1. A second dwelling unit created on a lot with a primary single-family detached house. The second unit is created auxiliary to, and is always smaller than the primary house. The ADU includes its own independent living facilities including provision for sleeping, cooking, and sanitation, and is designed for residential occupancy by one or more people, independent of the primary dwelling unit. The unit may have a separate exterior entrance or an entrance to an internal common area accessible to the outside.

or

2. A dwelling unit attached to a commercial building and on the same lot as a commercial use in a commercial zone, which is incidental, appropriate, and subordinate to the principal use.

...

**Building Types:** The description of buildings according to their placement and arrangement on a site or sites as follows:

...

- (2) **Residential** - That group of building types comprising the following:

- (a) **Single Detached-One:** One dwelling unit, freestanding and structurally separated from any other dwelling unit or buildings, located on a lot or development site. (See Concept Sketch 30-Building Types.)
- (b) **Single Detached-Two:** Two dwelling units located on the same lot that are not attached in any manner. (See Concept Sketch 30-Building Types.)
- (c) **Duplex:** Two dwelling units placed so that some structural parts are in common and are located on a single lot or development site. (See Concept Sketch 30-Building Types.)
- (d) **Single Attached:** Two or more dwelling units attached side-by-side with some structural parts in common at a common property line. (See Concept Sketch 30-Building Types.)

## EXHIBIT 6

(e) Multi-Dwelling: A structure or complex of structures containing at least three dwelling units in any vertical or horizontal arrangement, located on a lot or development site. (See Concept Sketch 30-Building Types.)

(f) Cottage Development: A grouping of four to twelve small, single family dwelling units clustered around a common open space area and developed with a coherent plan for the entire site. Cottage units may have other shared amenities. The shared common area and coordinated design may allow densities that are somewhat higher than typical in single family neighborhoods possible while minimizing impacts on adjacent residential areas.

(3) The following commonly used terms are not considered building types for purposes of this Code:

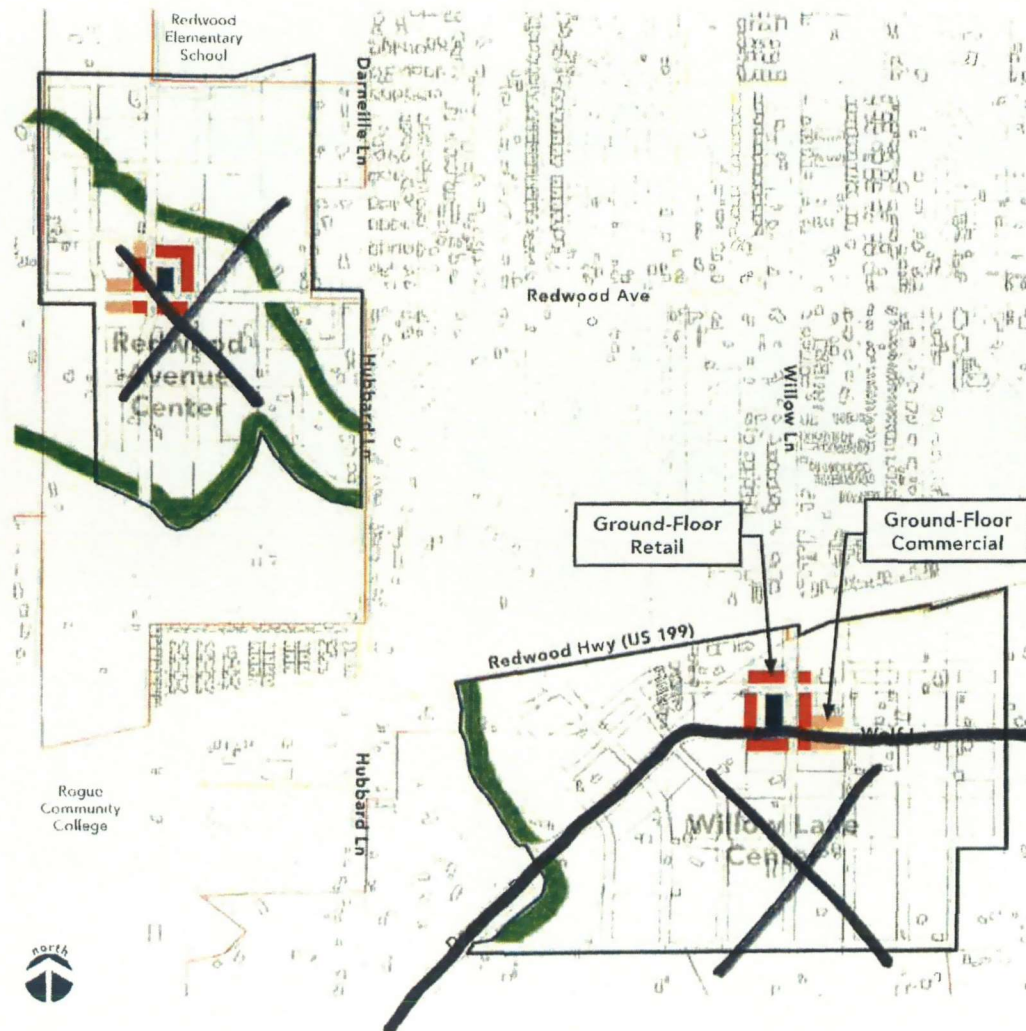
- (b) Condominium
- (c) Townhouse
- (d) Apartment



## EXHIBIT 6

### SOUTHWEST AREA COMMERCIAL STANDARDS UGB EXPANSION AREA ONLY

(ZONING NOT APPLIED AT THIS TIME)



Required Ground-Floor Uses

#### Ground-Floor Uses

Retail and commercial uses are required at the ground floor of the blocks as illustrated in the diagram on the right. The intent of this requirement is to ensure edge to edge retail development surrounding the village green and additional areas for commercial ground floor storefronts that create an active 18 hour a day street environment.

#### Retail Ground-Floor

Retail uses are defined as businesses that engage in the sale of merchandise. Primary permitted uses should be limited to:

- Eating and drinking establishments
- Merchandise sales

Configuration of retail uses should include continuous edge-to-edge storefronts. Commercial uses such as banks and real estate offices should not be permitted in retail locations.

#### Commercial Ground-Floor

Commercial uses are defined as businesses that engage in the sale of services. Primary permitted uses would include:

- Financial services
- Real estate services
- Insurance services
- Lodging
- Live/sell or Live/work home occupation

Commercial storefront use configuration may be interrupted by office, housing or retail uses.

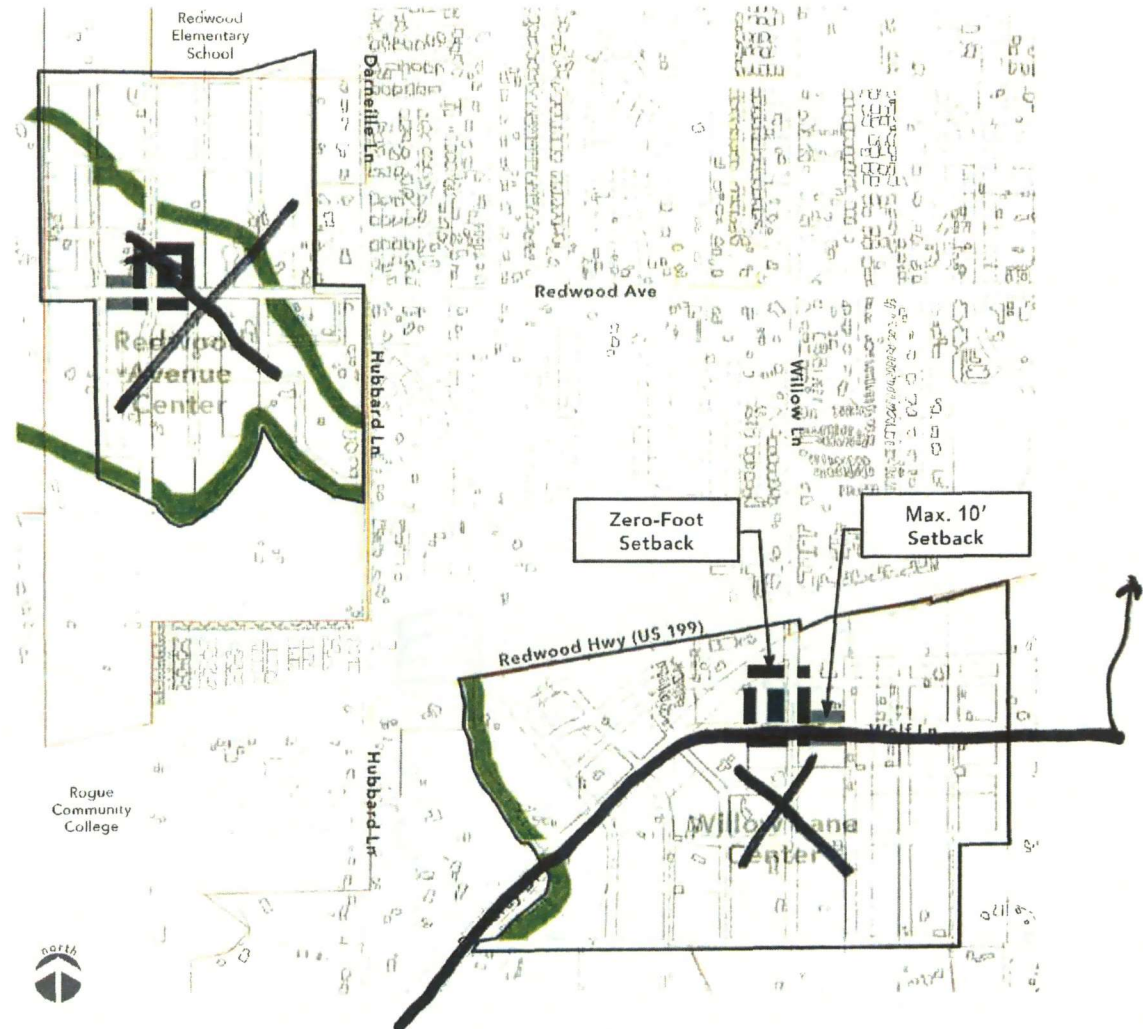
## EXHIBIT 6

### Build-to Lines

Buildings built flush with the sidewalk, with doors and windows facing the street, provide for pedestrian-level features of interest, improve safety, and ensure that buildings are oriented toward adjacent parks and open spaces.

#### Requirements:

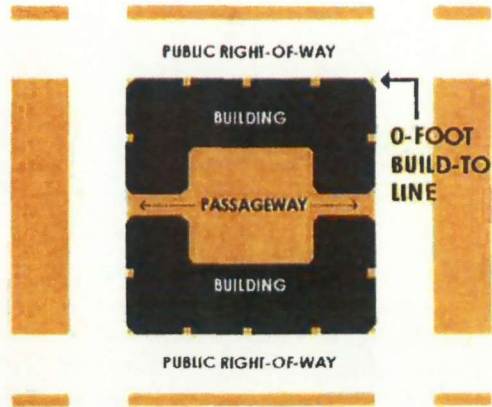
- All buildings must be built up to the sidewalk along the streets identified on the right
- Front doors must face streets, and walkways
- A maximum ten foot setback is allowed where indicated to provide privacy for residential uses and/or additional area for outdoor seating and display associated with commercial uses



Required Build-to-Lines



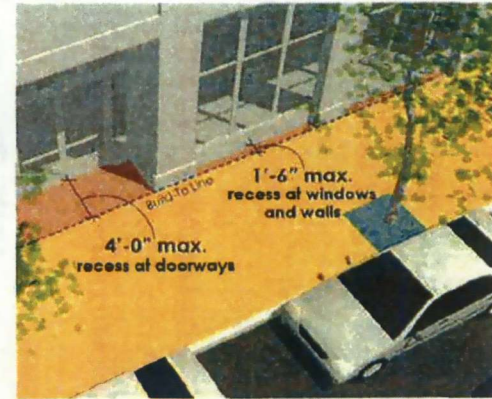
# EXHIBIT 6



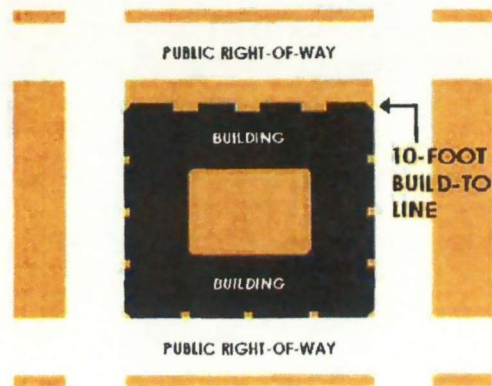
Zero Build-To-Line



Retail Ground-Floor Built to Sidewalk



Maximum Building Recesses



10' Build-To-Line



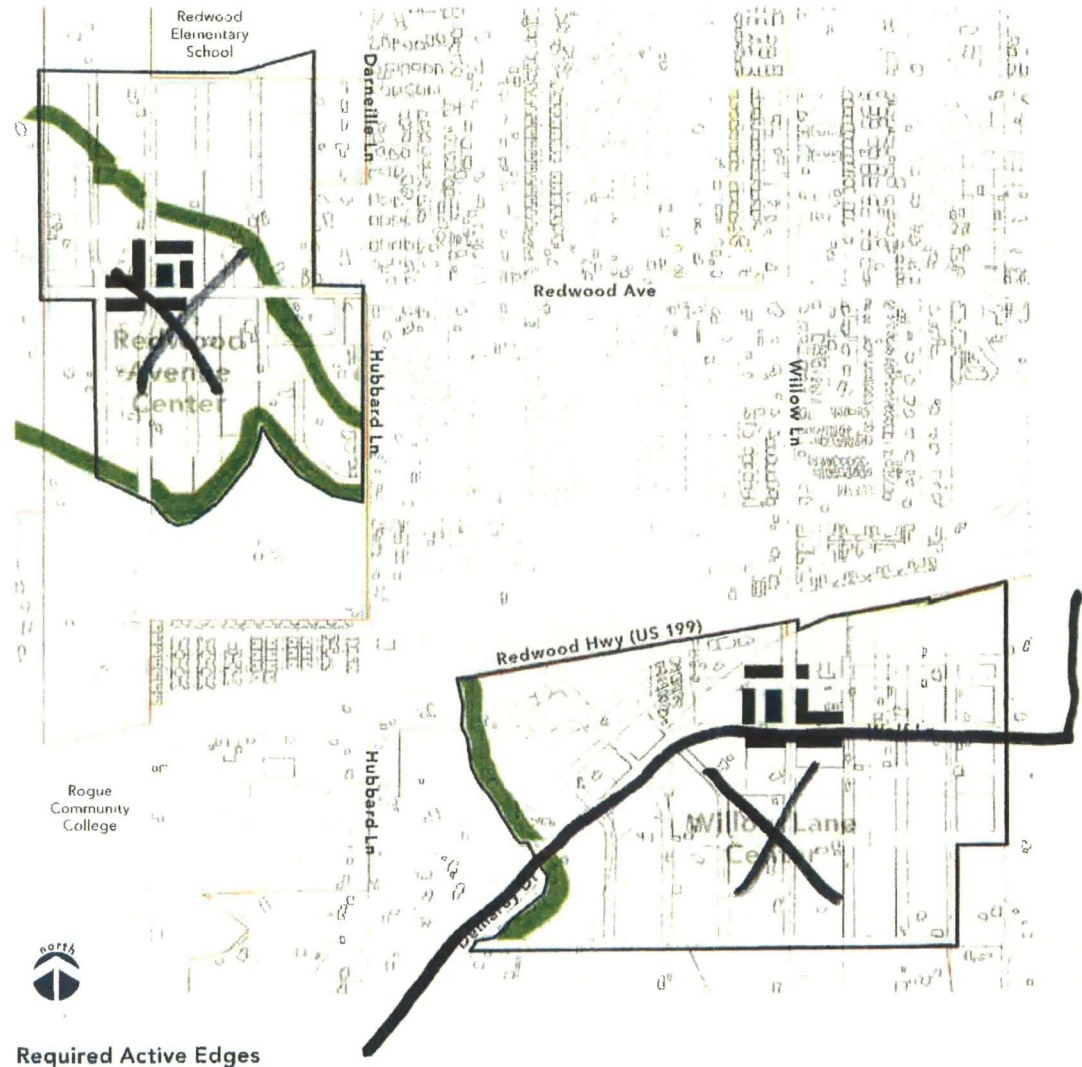
Residential w/ 10' Setback

## EXHIBIT 6

### Active Edges

Active edges on building frontages are characterized by direct sidewalk entries and a high degree of transparency. These edge treatments increase visual and physical interaction between people inside and people outside of the buildings and contribute to a safe and vibrant pedestrian environment.

The required active-edges diagram identifies essential building frontages where active-edge treatments must be provided.

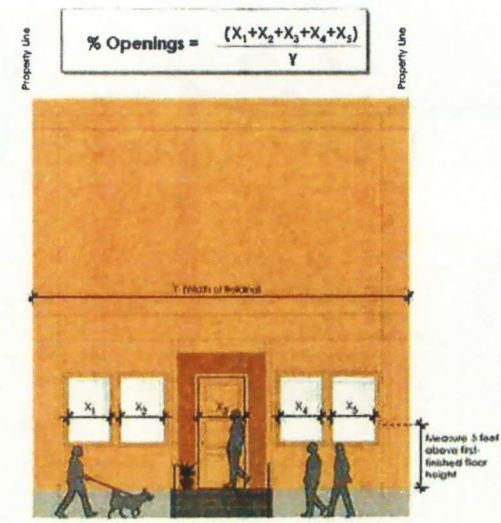
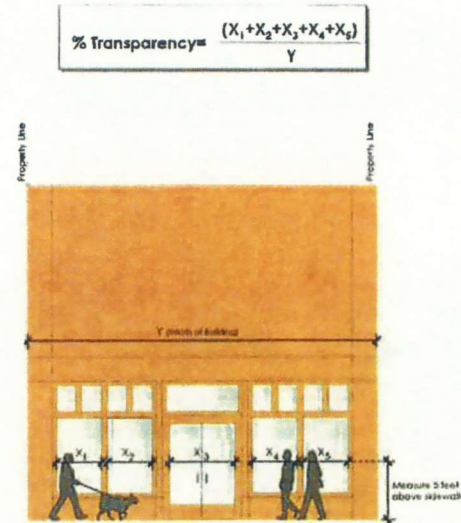




## EXHIBIT 6

### Requirements:

- All uses fronting the sidewalk must be comprised of transparent openings (windows and doors). Transparency is measured along a line at 5 feet above the sidewalk from side property line to side property line (see images at right)
- Commercial/Retail openings (windows and doors) comprising a minimum 70% of a buildings' first-floor façades
- Residential openings (windows and doors) comprising a minimum 30% of a buildings' first-floor façades
- Frosted, tinted, reflective glass or other types of glass that diminish transparency is prohibited
- Primary entrances must be oriented to the street, village green, and parks



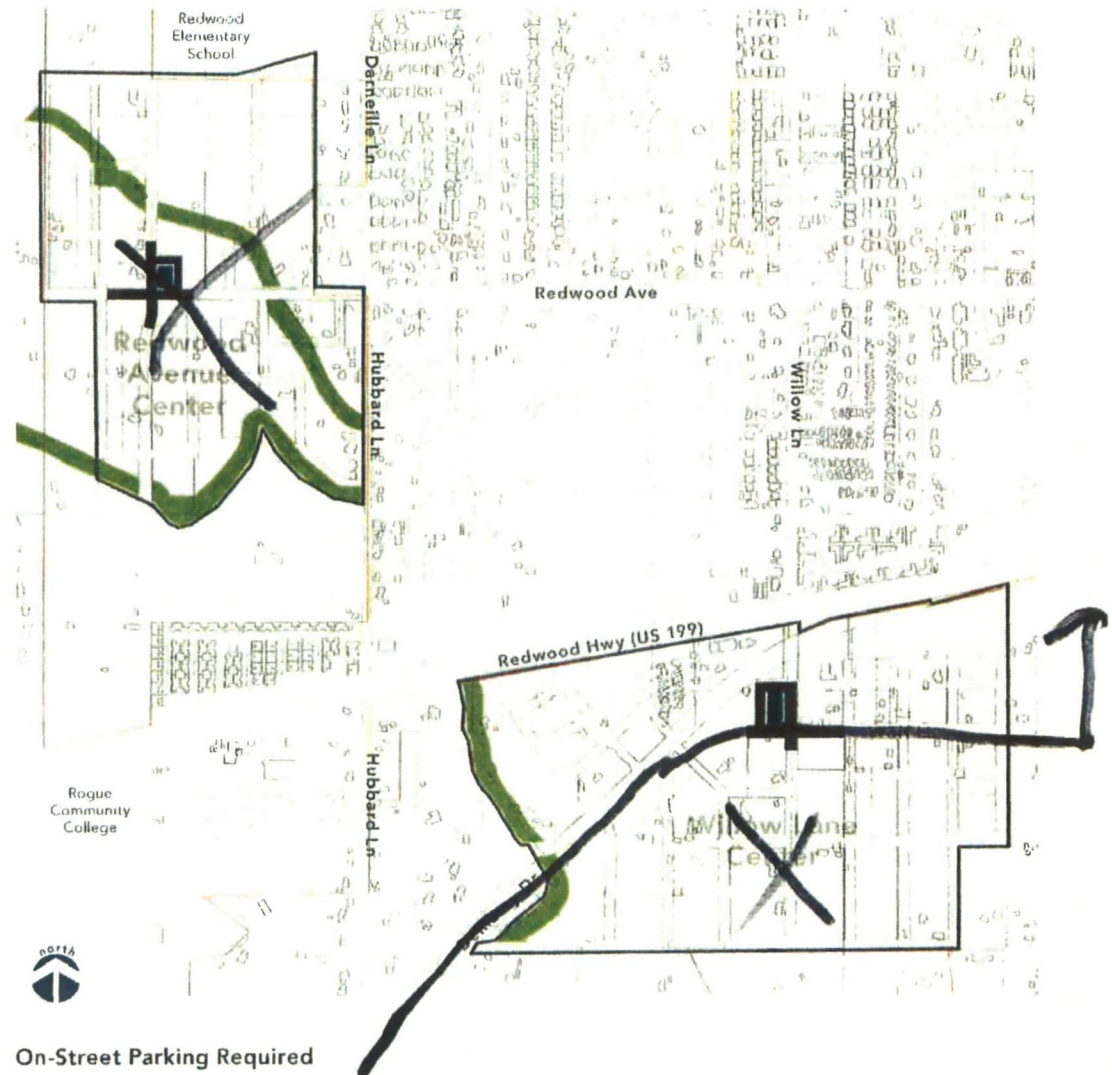
## EXHIBIT 6

### On-Street Parking

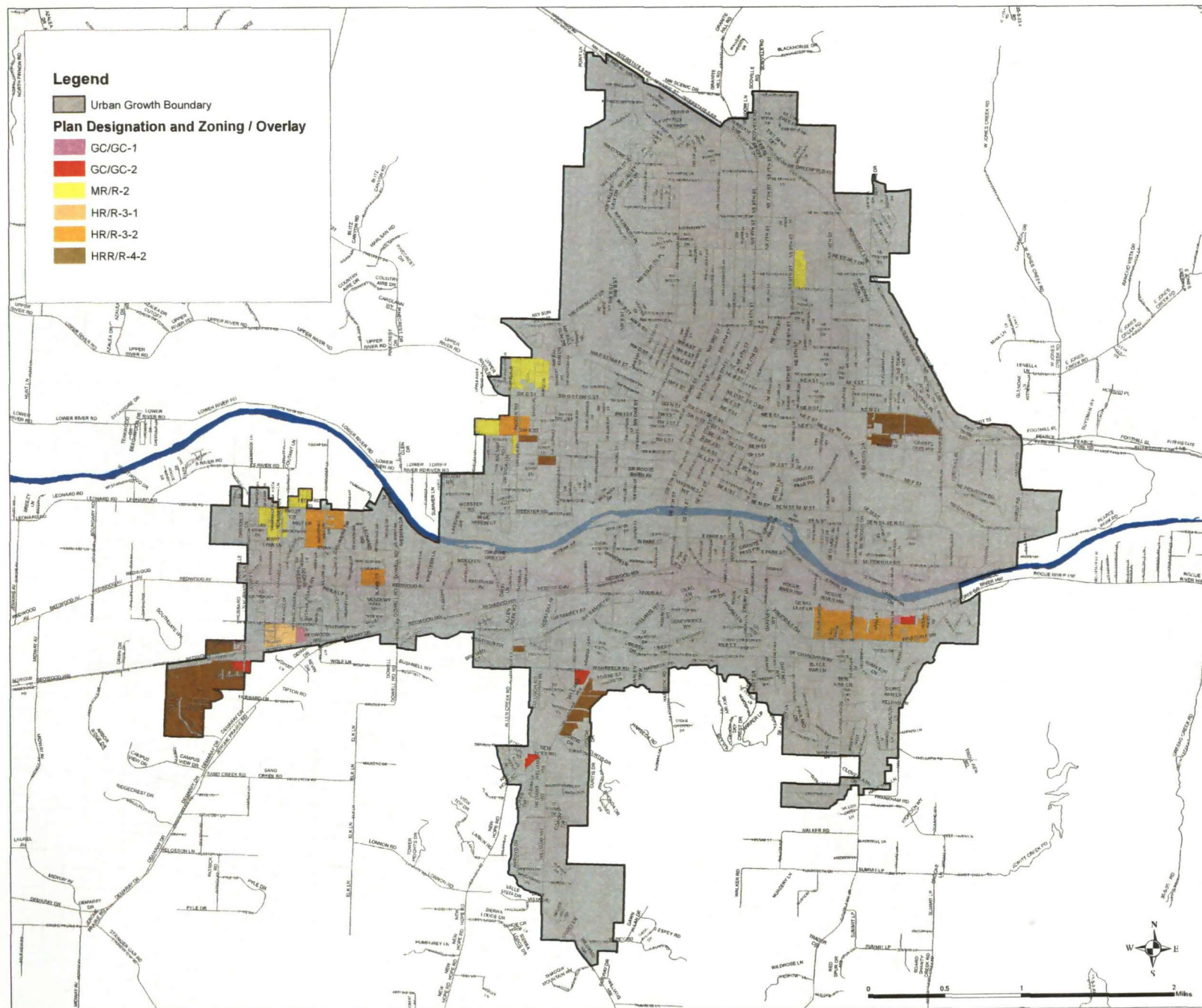
On-street parking is most desirable adjacent to active uses. In addition to being in high demand in these areas, on-street parking buffers the sidewalk from auto traffic, improving the pedestrian environment.

#### Requirements:

- Curb-side parallel parking is required where indicated on the diagram at right. Angled parking, and loading zones are prohibited on these streets
- On-street parking is prohibited on the side of the street next to the green to maintain visual access to the park and to improve the visual quality and safety for park users







## EXHIBIT 7

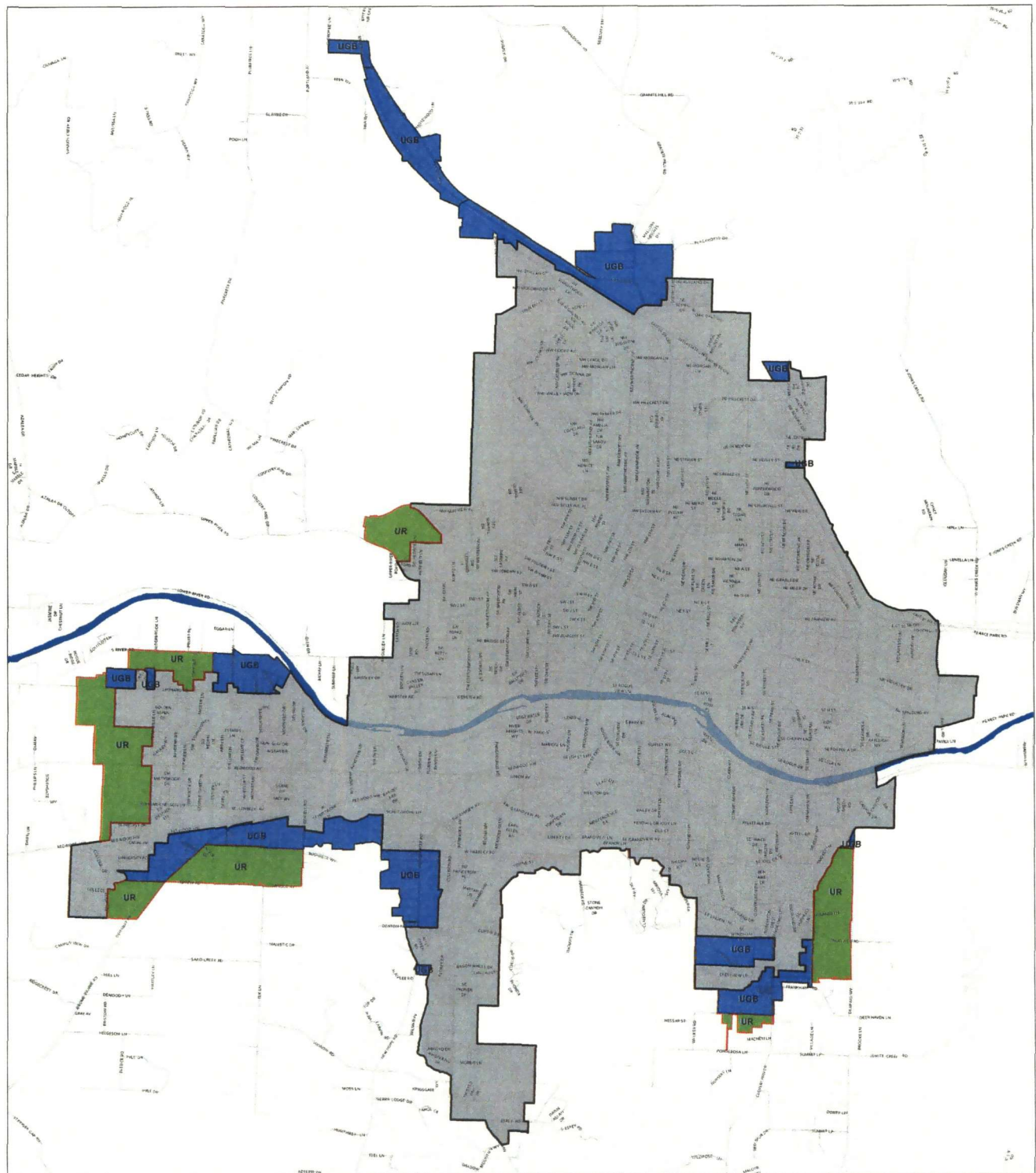
### Comprehensive Plan Map and Zoning Map Amendments / Overlay

November 12, 2014

# EXHIBIT 8

## Urban Growth Boundary and Urban Reserve

November 12, 2014



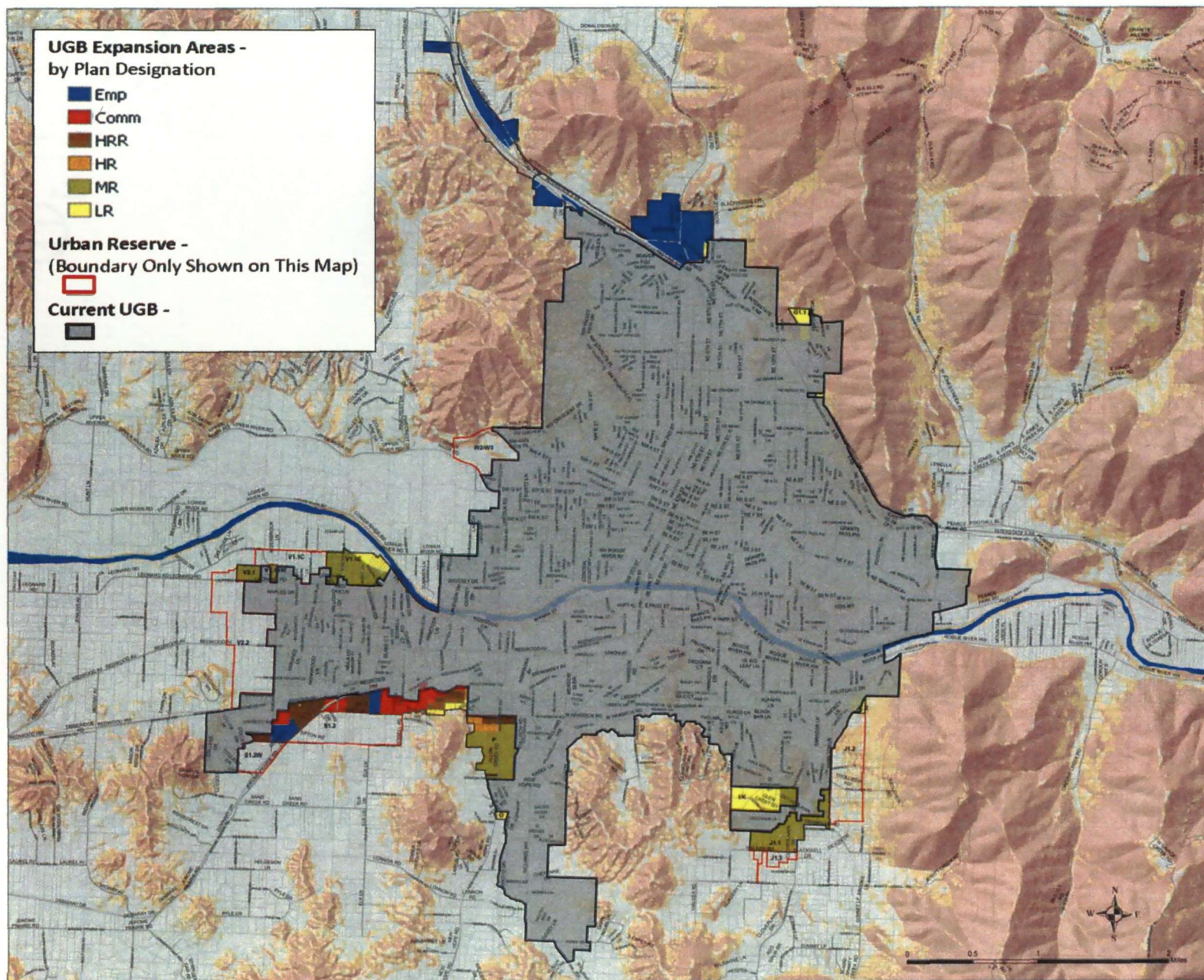
### Legend

- UGB Expansion Areas (UGB)
- Urban Reserve (UR)
- Current UGB



0 0.5 1 2 Miles



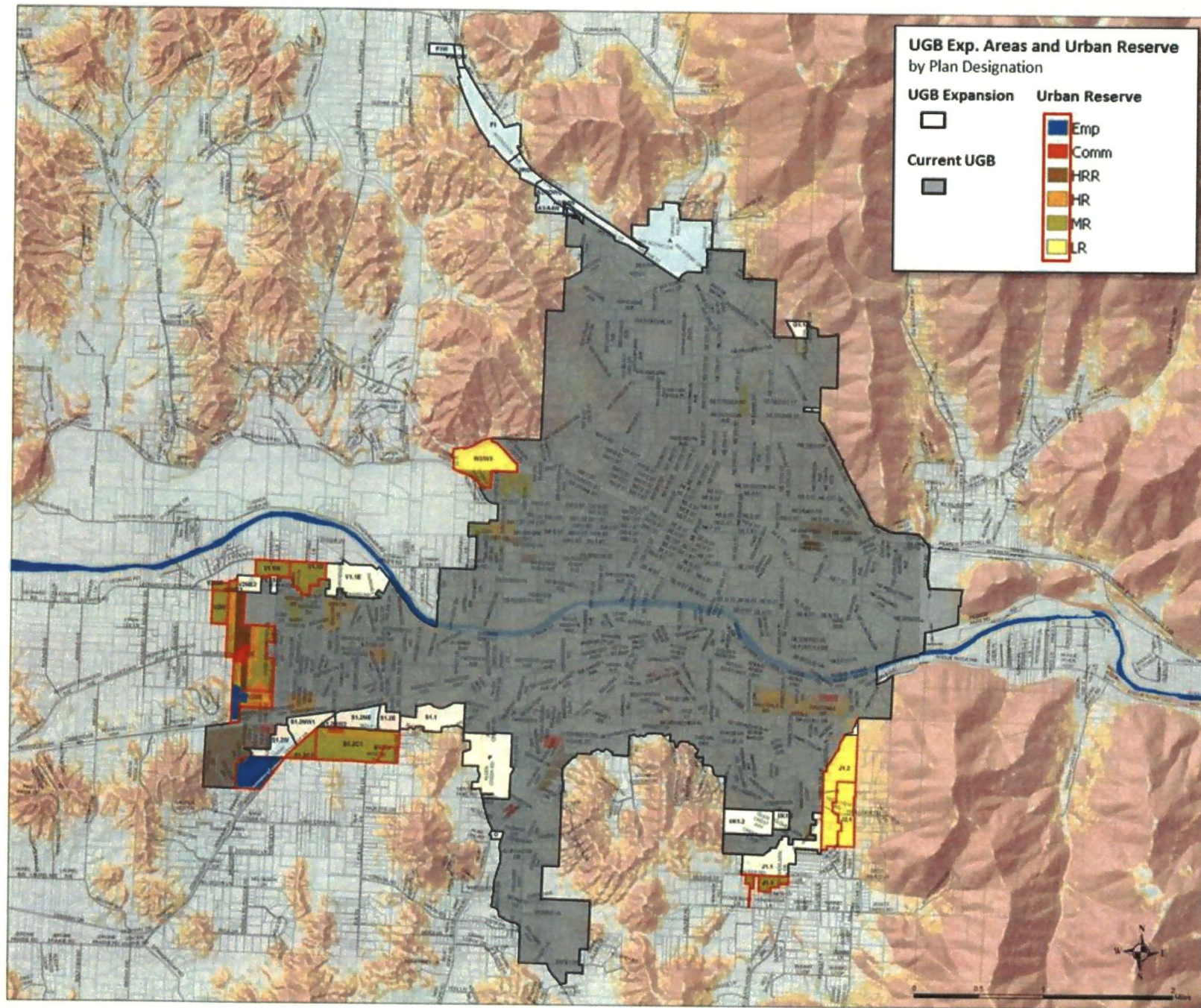


## EXHIBIT 9

### UGB Expansion Area Land Use Designations

November 12, 2014



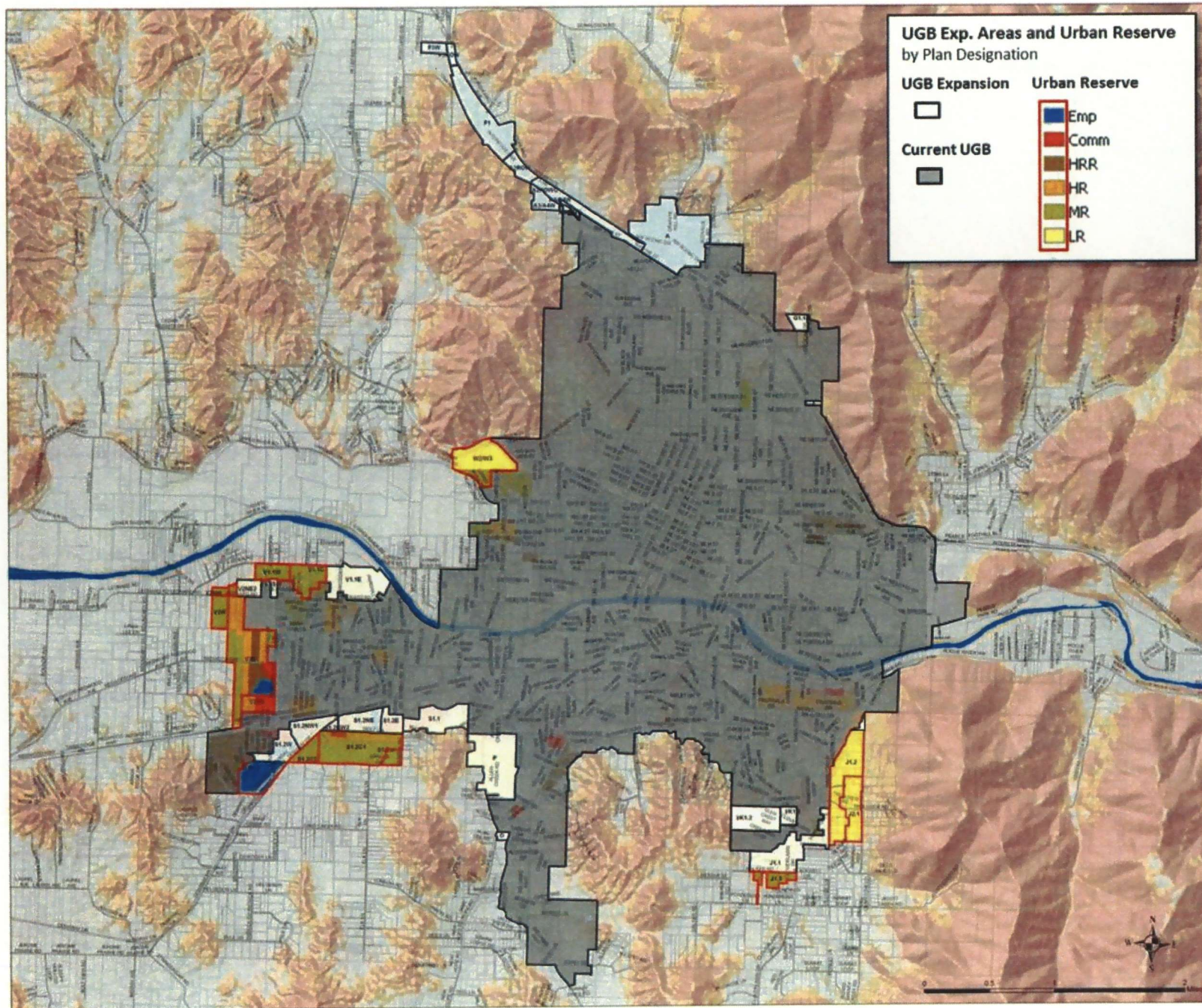


## EXHIBIT 10a

Urban Reserve  
Conceptual  
Land Use Allocations

(with new Redwood  
Transportation connection)





## EXHIBIT 10b

Urban Reserve  
Conceptual  
Land Use Allocations

(without new Redwood  
Transportation connection)